

SCOTT
PARRY

— ASSOCIATES —

SELLING HOMES THAT FULFIL YOUR LIFESTYLE

SUMMER COURT DOWNDERRY, TORPOINT, CORNWALL, PL11 3JA

PRICE GUIDE £1,400,000





In a prized frontline position and commanding an extraordinary south facing prospect over the shimmering, azure blue waters of Whitsand Bay. A detached beachside bungalow presented in the contemporary style and well suited to owner occupation or indeed as a second home/holiday let. About 1873 sq ft, Stunning Open Plan Living Room/Kitchen, Laundry Room, 4 Double Bedrooms (3 Ensuite), Family Bathroom, Large Sea Facing Verandah and Terrace, Private and Gated Driveway Parking, Level Gardens, Basement, Solar PV.

BEACH 350 YARDS, LOOE 6 MILES, PLYMOUTH 18 MILES, FOWEY 16 MILES, EXETER 60 MILES, NEWQUAY AIRPORT 39 MILES

LOCATION

The property is situated in an elevated south facing position only a short walk from Downderry Beach. Summer Court lies in an established and very well respected residential area within the village comprising a mix of individual detached houses and bungalows. This is a prized location on a stretch of coastline often referred to as the Cornish Riviera. The constant passage of commercial, naval and pleasure craft across the bay, provides an extraordinary, distracting and inspirational outlook.

Downderry and Seaton have a primary school (rated "good" by Ofsted), restaurant, beachside public house, church, village store, community shop and doctors' surgery. Similar facilities are available at St Germans, which also has a main line railway station providing a useful commuter link to Plymouth (Plymouth to London Paddington 3 hours). Seaton also has a Countryside Park with riverside and woodland walks.

Downderry was in recent years noted by the Sunday Times in a list of the top ten "Best Places to Live by the sea". Golf is available at Portwrinkle, St Mellion International Golf Resort, or Looe Bindown. The South West Coast Path is accessed nearby with parts of the neighbouring coastline in the ownership of the National Trust. The beach has a slipway and offers the opportunity to keep and launch boats (by permit). Seaton beach benefits from a RNLI Lifeguard station during the summer.

The sailing waters of the area are favoured by yachtsmen and deep water moorings are available on the Rivers Lynher and Tamar at St Germans, Saltash and Fowey/Polruan. Saltash has a Waitrose store on its northern outskirts and the city of Plymouth offers an abundance of facilities centred around the historic and fascinating waterfront areas of the Barbican and Hoe. The Tamar Valley Area of Outstanding Beauty, the famous surfing beaches of North Cornwall, the Rame Peninsula, Mount Edgecumbe Country Park, historic country houses and many other places of interest lie within an easy drive.



DESCRIPTION

Summer Court comprises a detached seaside bungalow in a fantastic frontline position, south facing and commanding an awe inspiring 180 degree panorama over the sheltered coastal waters of Whitsand and Looe Bay, taking in the iconic landmarks of Rame Head in the east, the Eddystone Lighthouse in the south with Looe Island and Dodman Point to the west. From this location one can experience extraordinary sunrises and sunsets over the sea.

The property is currently used as a private second home and as a successful high quality holiday let through Airbnb (a guest favourite with many five star reviews). The property could equally be suited for full time occupation as a primary residence with a wonderful welcoming village community and many local amenities. During their ownership our clients have invested in a seawall/cliff protection area scheme. This provides a "private" beach zone and potentially could allow for direct access steps from the garden to the beach. Triple glazed windows, a solar PV system (configured to heat the hot water if required), a wood burner in the living room and an electric boiler create a comfortable and energy efficient living environment.

The accommodation extends to about 1873 sq ft and briefly comprises - Spacious Reception Hall - Stunning Open Plan Living Room/Kitchen of about 830 sq ft with wide glazing and sliding patio doors providing direct access to the verandah and terrace - Laundry Room - Cloakroom/WC - 18' Principal Bedroom with wide sliding patio door to verandah and Ensuite Shower/WC - 3 Further Double Bedrooms (2 Ensuite) - Family Bathroom with freestanding bath.

OUTSIDE

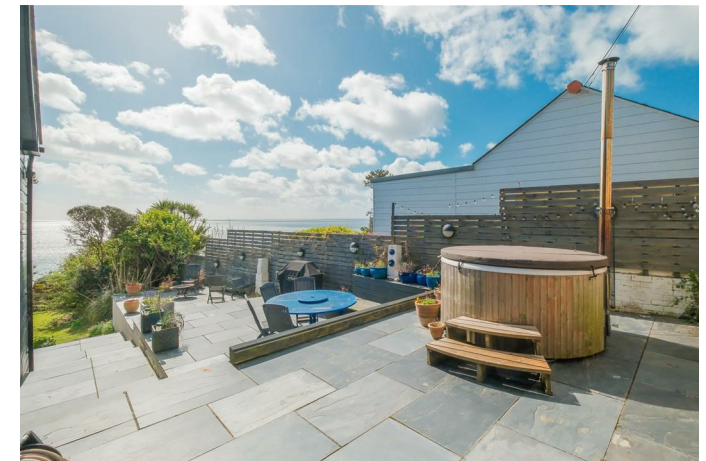
Electrically operated gates open into the large private drive which provides ample and convenient parking. Level pathways provide easy access into the garden and into the home itself. The gardens are screened by walling to provide a secluded south and sea facing environment with dramatic views enjoyed from every position. Immediately adjacent to the bungalow and enjoying a seamless transition from the kitchen/living room there is a 55' long Verandah (about 550 sq ft of covered space) leading onto fabulous 340 sq ft terrace, all with glass and stainless steel balustrading and providing fantastic space for entertaining and al fresco dining. On the west side of the garden there are paved terraces one of which has a wood fired hot tub. Under the terrace there is a large basement (see floorplan). The gardens are level lawn with various mature flower and shrub beds.

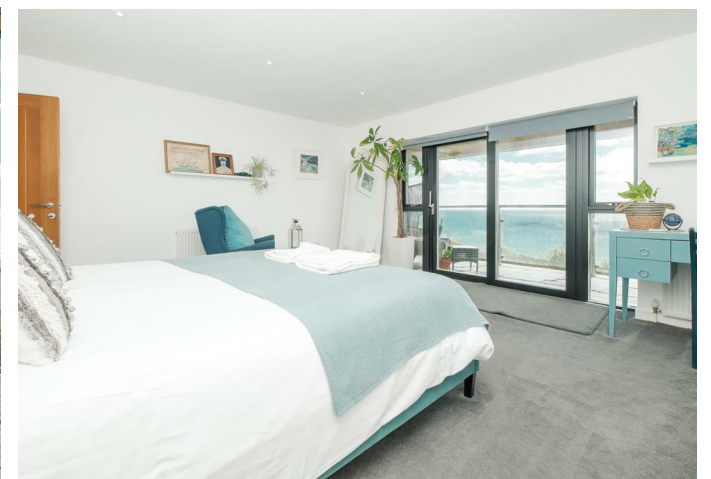
EPC RATING - ?, COUNCIL TAX BAND - F

SERVICES - Mains water, electricity and private drainage.

DIRECTIONS

Using Sat Nav - Postcode PL11 3JA - we recommend approaching from Hennenford to Seaton on the B3254 - the property will be found on the right hand side along Brenton Road as you proceed into the village.







Summer Court, Downterry

Approximate Gross Internal Area = 174.0 sq m / 1873 sq ft
(Excluding Basement / Terrace)

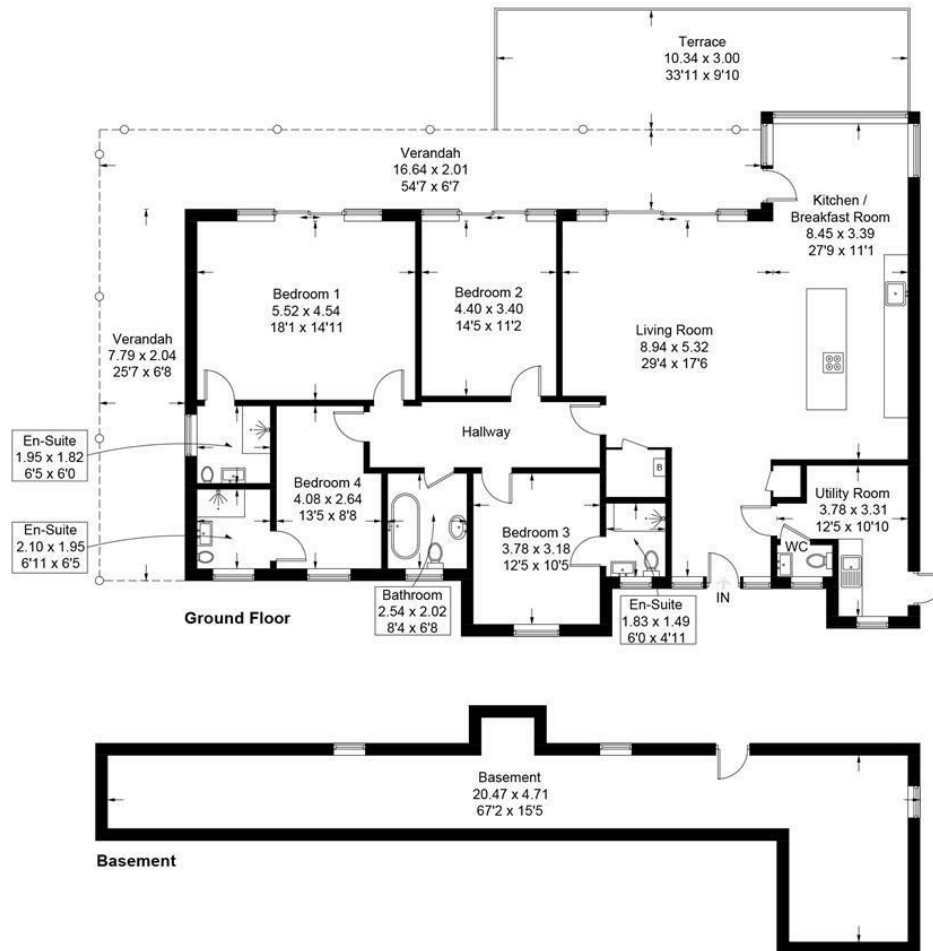


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1298180)

These particulars should not be relied upon.