



21 Trerieve Estate, Downderry, Torpoint, Cornwall, PL11 3LY

Offers Over £650,000

Perched above the coastline in one of Downton's most sought-after residential settings, Mansa enjoys a truly commanding position with panoramic views stretching across Whitsand Bay and the Cornish coast. Set within a generous 0.17-acre plot, this substantial detached residence offers an increasingly rare opportunity to acquire a home where the lifestyle is every bit as compelling as the property itself.

From sunrise over the water to spectacular evening sunsets across the bay, Mansa is a home built around its setting. Positioned to make the very most of its elevated location, sea views form a constant backdrop throughout much of the property, while balconies on two levels provide ideal vantage points from which to appreciate the beauty of the coastline. Sailing boats drift across the bay, changing tides create an ever-evolving outlook, and the uninterrupted coastal panorama provides an exceptional setting for everyday living and entertaining alike.

The accommodation is arranged over three floors, creating an exceptionally flexible layout capable of adapting to a variety of lifestyles. The principal living accommodation occupies the middle floor, where a generously proportioned living room enjoys an abundance of natural light and an outlook that immediately draws the eye towards the sea. Adjacent, the dining room provides an ideal space for both relaxed family meals and larger gatherings, while the kitchen/breakfast room offers direct access to a balcony, effortlessly connecting indoor and outdoor living.

Also located on this floor are two bedrooms together with a family bathroom and separate WC, providing comfortable accommodation equally suited to family life or visiting guests.

The upper floor enjoys some of the finest views in the house and presents exciting possibilities. A spacious bedroom benefits from direct access to a substantial balcony stretching across the rear elevation, creating a peaceful retreat overlooking the ever-changing coastal scenery. Also situated on this level are the large integral garage and adjoining study, studio or hobby room. Together they provide significant flexibility for home working, creative pursuits or future reconfiguration, subject to any necessary consents.

The lower ground floor further enhances the appeal of Mansa and offers a wealth of possibilities. Currently arranged as a versatile living space incorporating a lounge area, shower room, utility facilities and additional accommodation, this floor has the potential to serve as a self-contained annexe, guest suite, multigenerational living space or holiday accommodation. The flexibility of the layout allows the property to evolve with changing requirements over time.

Outside, the generous plot is as much a feature as the house itself. The gardens extend behind the property across several levels, providing privacy, greenery and enormous potential to create a series of outdoor spaces that make the most of the exceptional setting. Established planting, mature trees and areas of lawn combine to create a wonderful sense of seclusion, while a raised decked terrace provides an outstanding setting for alfresco dining, entertaining or simply enjoying the uninterrupted sea views.

To the front, a private driveway provides off-road parking and access to the substantial integral garage, combining everyday practicality with the property's impressive lifestyle credentials.

Beyond the boundaries of the property, Downton further enhances the appeal. The beach lies just a short distance away, offering opportunities for paddleboarding, swimming, kayaking and coastal walks. The village itself enjoys a welcoming community centred around its popular beachside pub, café, restaurant and primary school, while neighbouring Seaton provides further opportunities for waterside dining, countryside walks and outdoor pursuits.

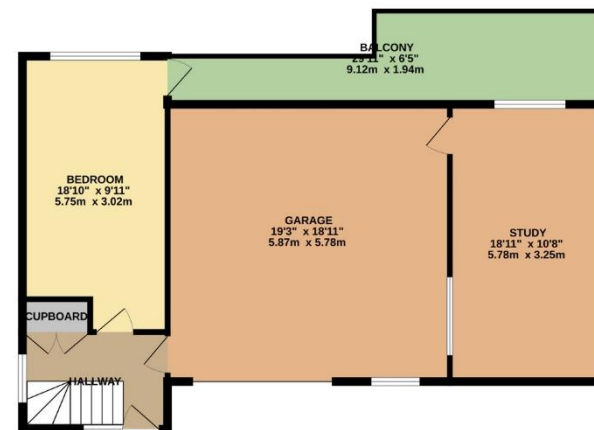
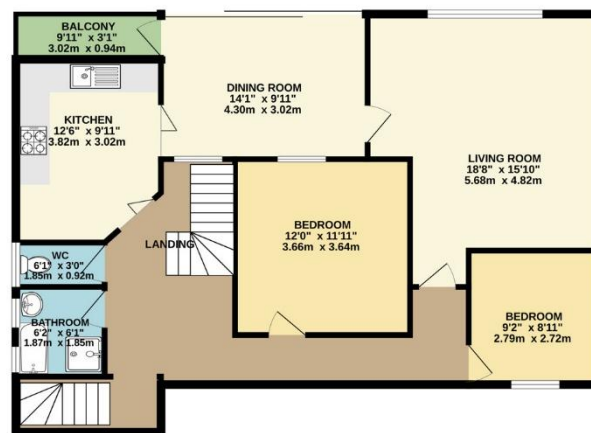
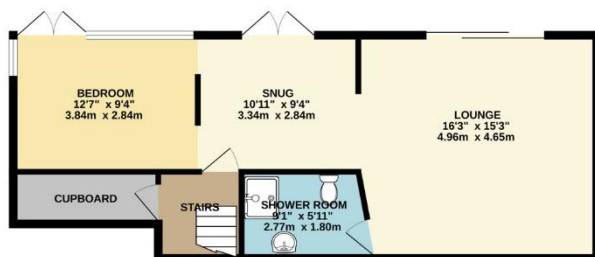
Mansa is ideally positioned for those seeking the perfect balance between tranquillity and accessibility. The fishing port of Looe, the market town of Liskeard and the waterfront city of Plymouth are all within easy reach, while nearby St Germans provides convenient rail links for wider travel.

Combining spectacular sea views, a generous 0.17-acre plot, versatile accommodation and an unrivalled coastal setting, Mansa represents an exceptional opportunity to acquire a landmark home on one of South East Cornwall's most desirable stretches of coastline. A rare offering where panoramic scenery, flexible living, established gardens and an outstanding coastal location come together to create an exceptional lifestyle opportunity.

To view this property call Lang Town & Country Estate Agents on **01752 200909**.

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TOTAL FLOOR AREA : 2414 sq.ft. (224.2 sq.m.) approx.

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