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19 BUTTLEGATE, DOWNDERRY, TORPOINT, CORNWALL, PL11 3NQ

PRICE GUIDE £780,000





A spacious detached seaside house commanding an uninterrupted south easterly aspect over the azure waters of Whitsand Bay and the iconic coastal landmark of Rame Head. About 2013 sq ft, Kitchen/Breakfast Room, Dining Room, Sitting Room, Sea Facing Balcony, Cloaks/WC, Laundry Room, 4 Double Bedrooms (2 Ensuite), Family Bathroom, Playroom, Basement with Potential and Garden Store, 500 sq ft Decked Terrace, Pretty Mediterranean Style Gardens, Double Garage.

BEACH 400 YARDS, LOOE 5 MILES, PLYMOUTH 18 MILES,
FOWEY 19 MILES, NEWQUAY AIRPORT 37 MILES



LOCATION

19 Buttlegate is situated in an elevated south east facing position situated on the Buttlegate estate which comprises a much coveted and well established seaside residential setting of individual detached houses, only a short walk from Downderry and Seaton Beaches. 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. The crystal clear waters of Whitsand and Looe Bay are renowned for bathing, surfing, kayaking and all manner of watersports.

Whitsand and Looe Bay are officially designated Marine Conservation Zones and noted for the abundance of marine flora and fauna. Downderry lies within an Area of Great Landscape Value. The artificial reef formed by the sinking of HMS Scylla is renowned for diving and provides a home to a community of marine life.

Downderry and Seaton have a well stocked community shop, primary school (rated "good" by Ofsted), restaurant, beachside public houses, bistros and cafes, church and doctors' surgery. A farm shop at Widegates with popular cafe also provides for most day to day needs. 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

19 Buttlegate comprises a detached house with a super south east aspect over Whitsand Bay. The spacious and versatile house is designed so that each of the principal rooms take full advantage of the uninterrupted sea and coastline views. Currently used by our clients as a second home (with some holiday letting) the house is equally suited to use as a fine family home or indeed as a quality holiday let. The property benefits from full double glazing and oil fired central heating.

The accommodation extends to about 2013 sq ft over two floors and briefly comprises - GROUND FLOOR - Reception Hall - 19' Kitchen/Breakfast Room - 20' Sea Facing Balcony - 15' Dining Room - 23' Sitting Room with oak floor and Juliet Balcony - Laundry Room with Grant boiler - Cloakroom/WC - LOWER GROUND FLOOR - 14' Principal Bedroom with Ensuite Shower/WC - 3 Further Double Bedrooms (1 with Ensuite Shower/WC and 1 with Ensuite Washroom/WC) - 16' Playroom.

On the Garden Floor there is a large Verandah providing access to the Basement measuring about 288 sq ft with WC and potential for alternative uses, adjacent is a very useful Garden Store measuring 102 sq ft.

OUTSIDE

Double Garage with electric door and store area under. Mature shrub and flower bed to the front. The main garden lies on the south side of the house with a large verandah providing shelter in inclement weather and leading onto an extensive composite decked terrace of about 500 sq ft with a fabulous south east aspect and panoramic views over the coastal landscape and sweep of Whitsand Bay beyond. Pretty terraced gardens in the Mediterranean style, well stocked and established with palms, camellias and other varieties. Patio and Greenhouse. Approached from the verandah area is a large basement with WC and useful garden store (previously described).

EPC RATING - E, COUNCIL TAX BAND - F
SERVICES - Mains water, electricity and drainage.

DIRECTIONS

Using Sat Nav - Postcode PL11 3NQ



Buttlegate, Downderry, Torpoint, PL11

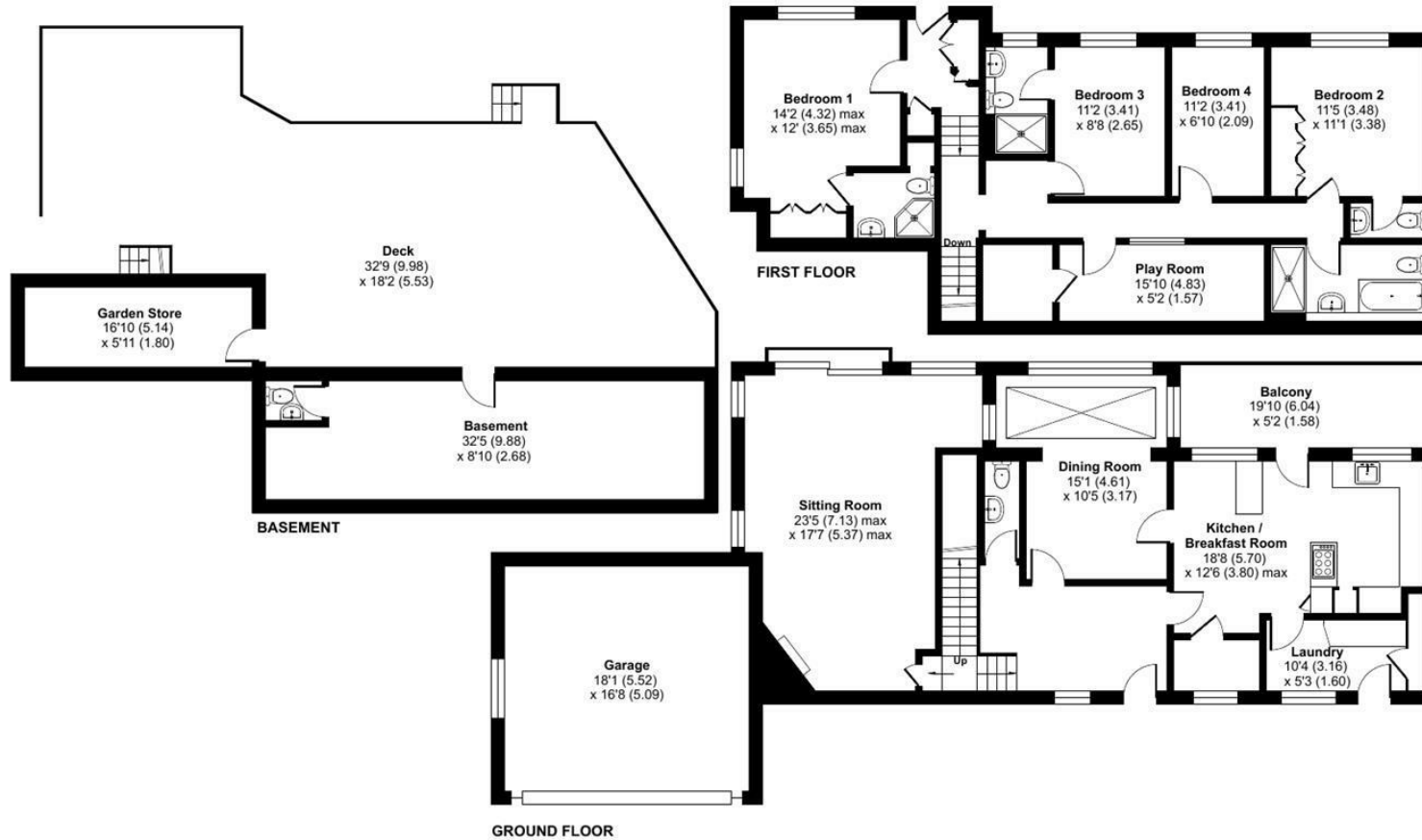
Approximate Area = 2298 sq ft / 213.4 sq m

Garage = 302 sq ft / 28 sq m

Outbuilding = 100 sq ft / 9.2 sq m

Total = 2700 sq ft / 250.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Scott Parry Associates. REF: 1434058

These particulars should not be relied upon.