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# RAVEN COTTAGE DOWNDERRY, TORPOINT, PL11 3JA

PRICE GUIDE £799,000





Only 275 yards from Seaton Beach - A fabulous detached seaside residence presented in the contemporary style, in a prized south facing position and commanding stunning 180 degree views over the coastal waters of Whitsand and Looe Bay. Currently a successful holiday let and available furnished. About 1407 sq ft, Sun Room, Sitting Room, Dining Room, Kitchen/Breakfast Room, 3 Double Bedrooms, 2 Bath/Shower Rooms, Parking, Extensive Sun Terrace and Verandah, Gardens, Workshop/Shed, Planning Permission for Remodel.

BEACH 275 YARDS, LOOE 6 MILES, PLYMOUTH 18 MILES, FOWEY 16 MILES, EXETER 60 MILES, KINGSAND/CAWSAND 9 MILES, NEWQUAY AIRPORT 39 MILES

#### LOCATION

Raven Cottage is situated in an elevated south facing position only a short walk from Downderry and Seaton Beaches.

The property lies in an established residential area within the village comprising a mix of individual detached houses. 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 well stocked community shop, a primary school (rated "good" by Ofsted), restaurant, beachside public house, church, beach café, and doctors' surgery. There is also a very popular farm shop at Widegates catering 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

Raven Cottage comprises a detached south facing seaside residence, conveniently positioned for the beaches and commanding a truly awe inspiring outlook spanning from the iconic landmarks of Rame Head in the east, Eddystone Lighthouse on the south horizon, Looe Island and Dodman Point in the west. The property is currently used as a private second home and also as a successful holiday let and could be available furnished and equipped excluding any personal items and subject to negotiation. Given the fabulous village location and welcoming community the property is equally well suited to full time owner occupation as a family home. The property is presented to a contemporary standard with full double glazing and oil fired central heating, and each of the principal rooms have sea views.

Our client has also gained planning permission for a remodelling of the house to provide a double garage and reception hall at road level, 4 double bedrooms (all ensuite) at ground floor level and large open plan living room/kitchen together with a further ensuite bedroom at first floor level, this permission presents a fantastic opportunity for those seeking to create a truly unique near beachside house designed to capitalise on the amazing views. Copies of the plans and planning permission are available by email upon request from Scott Parry Associates or by visiting the Cornwall Council Online Planning Portal and quoting PA23/00538

The accommodation extends to about 1407 sq ft and briefly comprises - Canopied Verandah and entrance door to - 24' Sun Room with triple aspect sea views - 16' Dining Room - 16' Sitting Room with fireplace - 17' Kitchen/Breakfast Room - 3 Double Bedrooms - 2 Bath/Shower Rooms.

## OUTSIDE

A parking bay immediately opposite the property provides private off road parking for 3 cars.

A large sea facing paved terrace has a fine south aspect and provides the perfect spot for entertaining and absorbing the awe inspiring views. The canopied verandah provides shade from the sun and shelter from inclement weather.

To the rear the terraced garden has various trees and shrubs and a very useful workshop/shed measuring 16' x 8'. The rear garden again enjoys fabulous views and a peaceful private environment.

EPC RATING - D, COUNCIL TAX BAND - D

SERVICES - Mains water, electricity and drainage. Broadband - Ultrafast available. Mobile Coverage - Indoor - limited, Outdoor - likely.

## DIRECTIONS

Using Sat Nav - Postcode PL11 3JA - when approaching from Seaton Beach the property will be found in a short distance on the left hand side with the private parking immediately opposite (seaside).







# Raven Cottage

Approximate Gross Internal Area = 127.2 sq m / 1369 sq ft

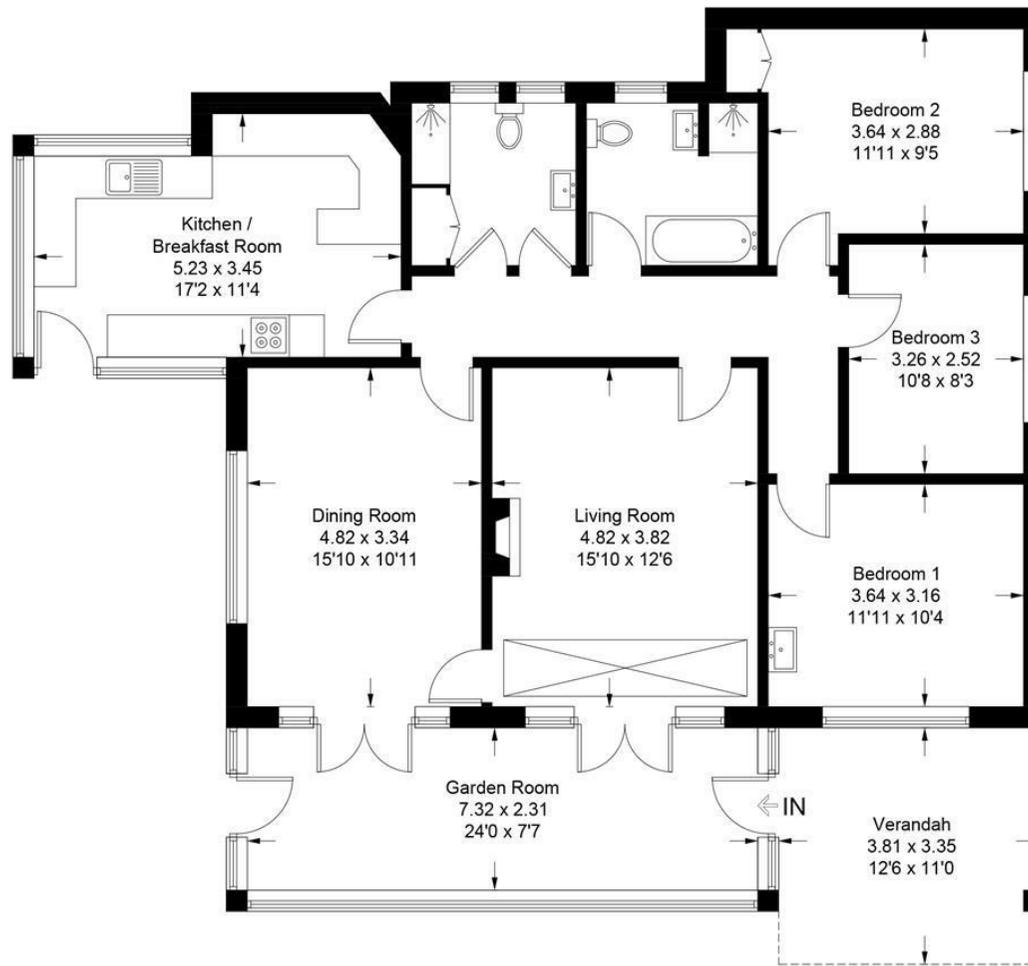


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1139231)

These particulars should not be relied upon.