

4 AND 4A BRENTON TERRACE, DOWNDERRY, CORNWALL, PL11 3JB

OFFERS IN EXCESS OF £500,000





SOLD - Scott Parry Associates are pleased to report another successful sale - Versatile seaside home comprising a house divided into two luxurious and contemporary apartments, each with super sea views and providing potential for those seeking a home with income (holiday letting) or multi-generational living or reversion to a single residence. Number 4a - Ground Floor Apartment - 18' Sitting/Dining Room, 10' Kitchen/Breakfast Room, Double Bedroom, Shower Room/WC. Number 4 - Duplex First Floor Apartment - 19' Sitting Room, 12' Kitchen/Dining Room, Bath/Shower Room, 3 Double Bedrooms. Sea Facing Front Terrace, Rear Courtyard.

BEACH 350 YARDS, LOOE 5 MILES, PLYMOUTH 18 MILES, FOWEY 19 MILES, NEWQUAY AIRPORT 37 MILES

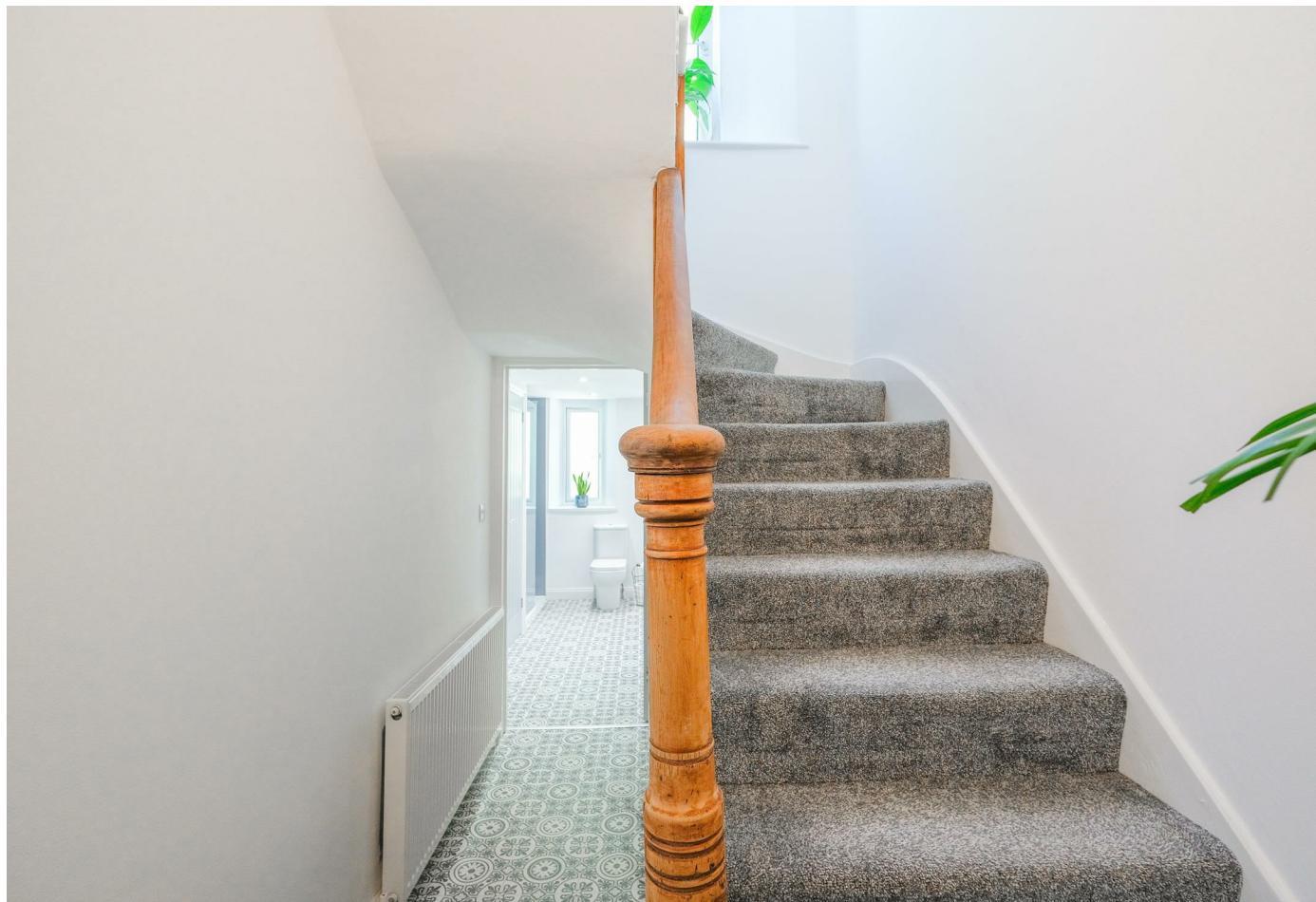
LOCATION

Brenton Terrace is situated in an elevated, south facing and prized near beachfront position only a short walk (350 yards) from Downderry Beach 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, beach café, village store, post office 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 (0.5 mile) 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, historic country houses and many other places of interest lie within an easy drive







DESCRIPTION

4 and 4a Brenton Terrace comprises a terraced house divided into two very smart sea facing apartments. The versatile accommodation is laid out over three floors and presents opportunities for multi-generational living or home with income (holiday letting) or perhaps reversion to a single residence. The property extends to 1584 sq ft and the two apartments have full double glazing, LPG central heating and briefly comprise as follows -

4 - GROUND FLOOR APARTMENT - 18' Sitting/Dining Room, 10' Kitchen/Breakfast Room, Double Bedroom, Shower Room/WC

4a - FIRST/SECOND FLOOR DUPLEX - 19' Sitting Room, 12' Kitchen/Dining Room, Bath/Shower Room with Laundry, 3 Double Bedrooms.

OUTSIDE

South facing sun terrace with seating, the perfect spot for alfresco dining and entertaining with fabulous sea views across Whitsand and Looe Bay. To the rear there is a small courtyard with LPG tank and outdoor electric socket.

EPC RATING - 4 = D, 4A = E

COUNCIL TAX BANDS - 4 = A, 4A = B

DIRECTIONS

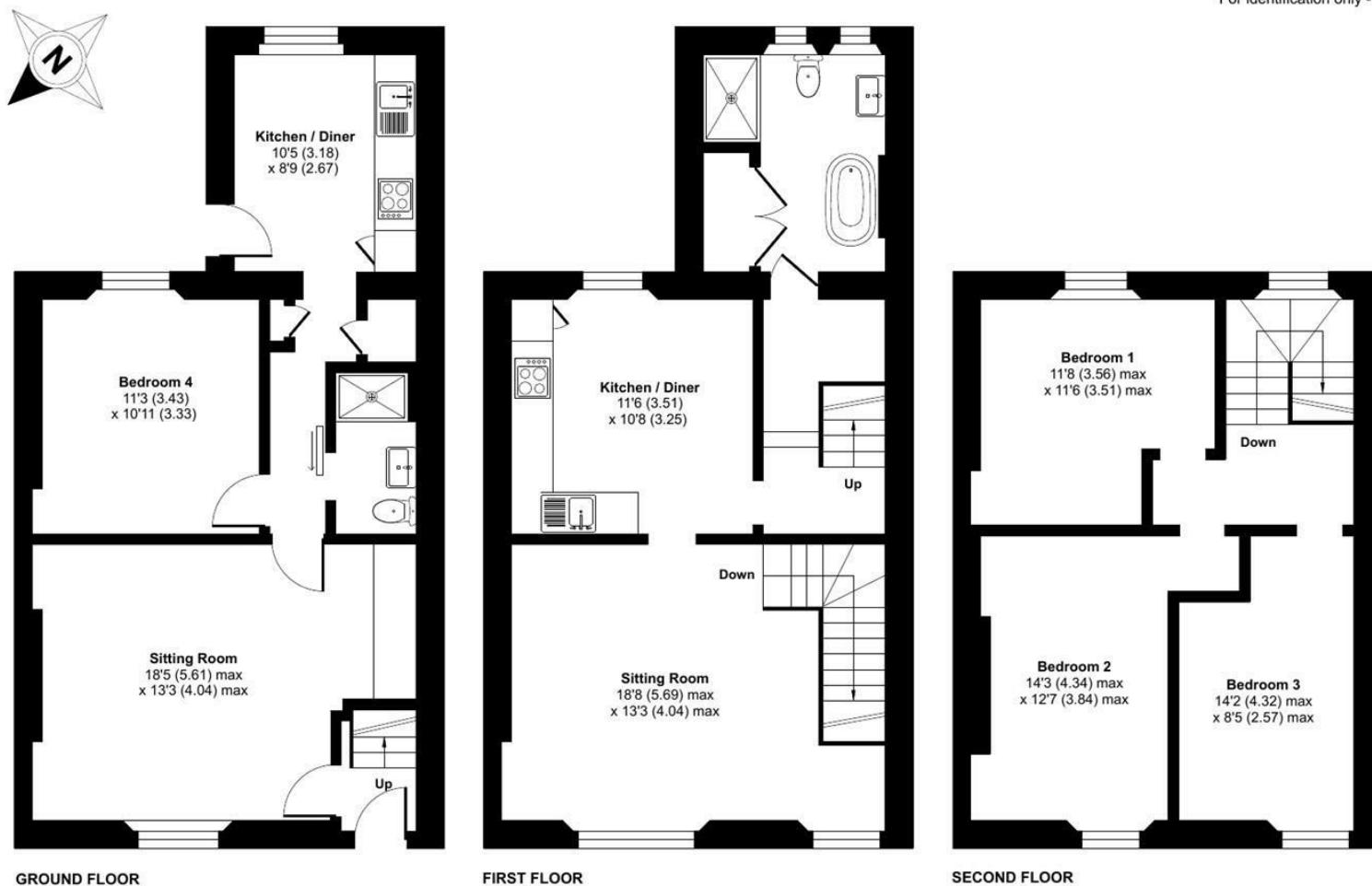
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Brenton Terrace, Downderry, Torpoint, PL11

Approximate Area = 1584 sq ft / 147 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.
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These particulars should not be relied upon.

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