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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

ST HILARION, DOWNDERRY, TORPOINT, PL11 3JA

PRICE GUIDE £650,000





**CHAIN FREE & AVAILABLE FURNISHED** - Cool and contemporary seaside chalet in a prized coastal village setting, south facing and commanding awe inspiring 180 degree views across the shimmering azure waters of Whitsand and Looe Bay. Luxurious Accommodation of About 936 sq ft, Open Plan Kitchen/Dining/Living Room, 2/3 Double Bedrooms (1 Ensuite), Shower Room/WC, Laundry Room, Layby Parking for 2 Cars, Beautiful Terraced Gardens, 250 sq ft Decked Sea Facing Terrace.

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

#### DESCRIPTION

St Hilarion comprises the quintessential seaside chalet, south facing and with amazing sea views spanning 180 degrees with the iconic landmarks of the Rame Peninsula in the east, the Eddystone Lighthouse on the south horizon and Looe Island/Dodman point in the west.

During our clients ownership the property has undergone a significant renovation and improvement programme, designed and supervised by a renowned local architect, with care taken to capture the essence of the maritime setting and the beach chalet vibe. Care has been taken to incorporate quality modern fixtures and fittings together with the use of reclaimed materials to provide a comfortable home well suited to full time owner occupation or indeed a s a second home/holiday let. The property is available chain free with immediate occupation and our client is willing to sell the property furnished and equipped (excluding personal items and subject to negotiation).

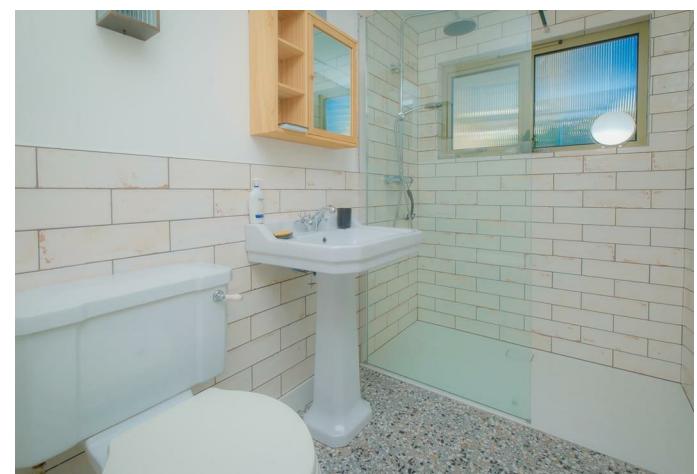
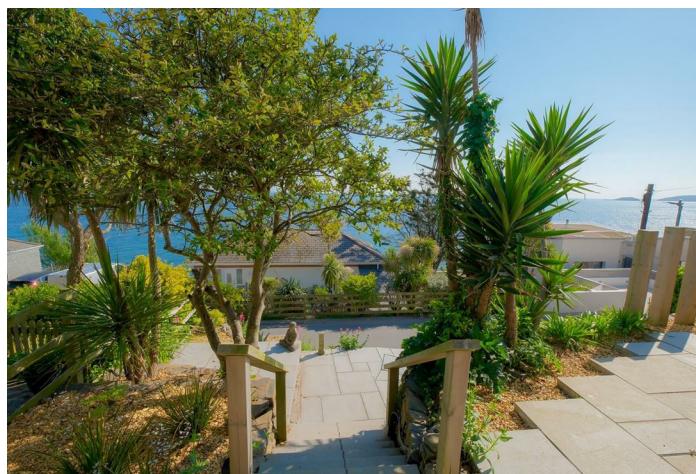
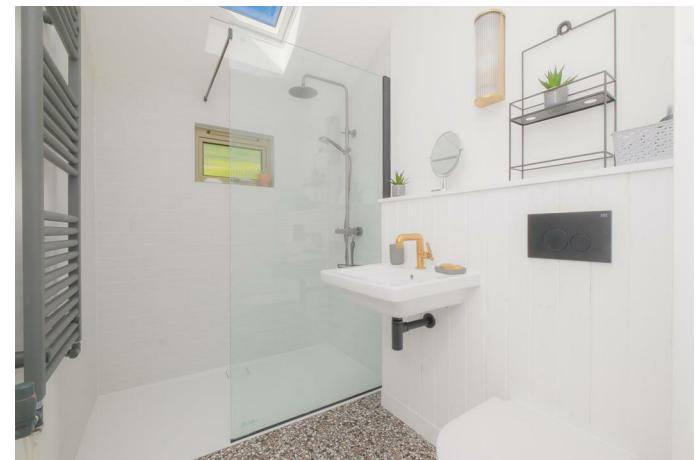
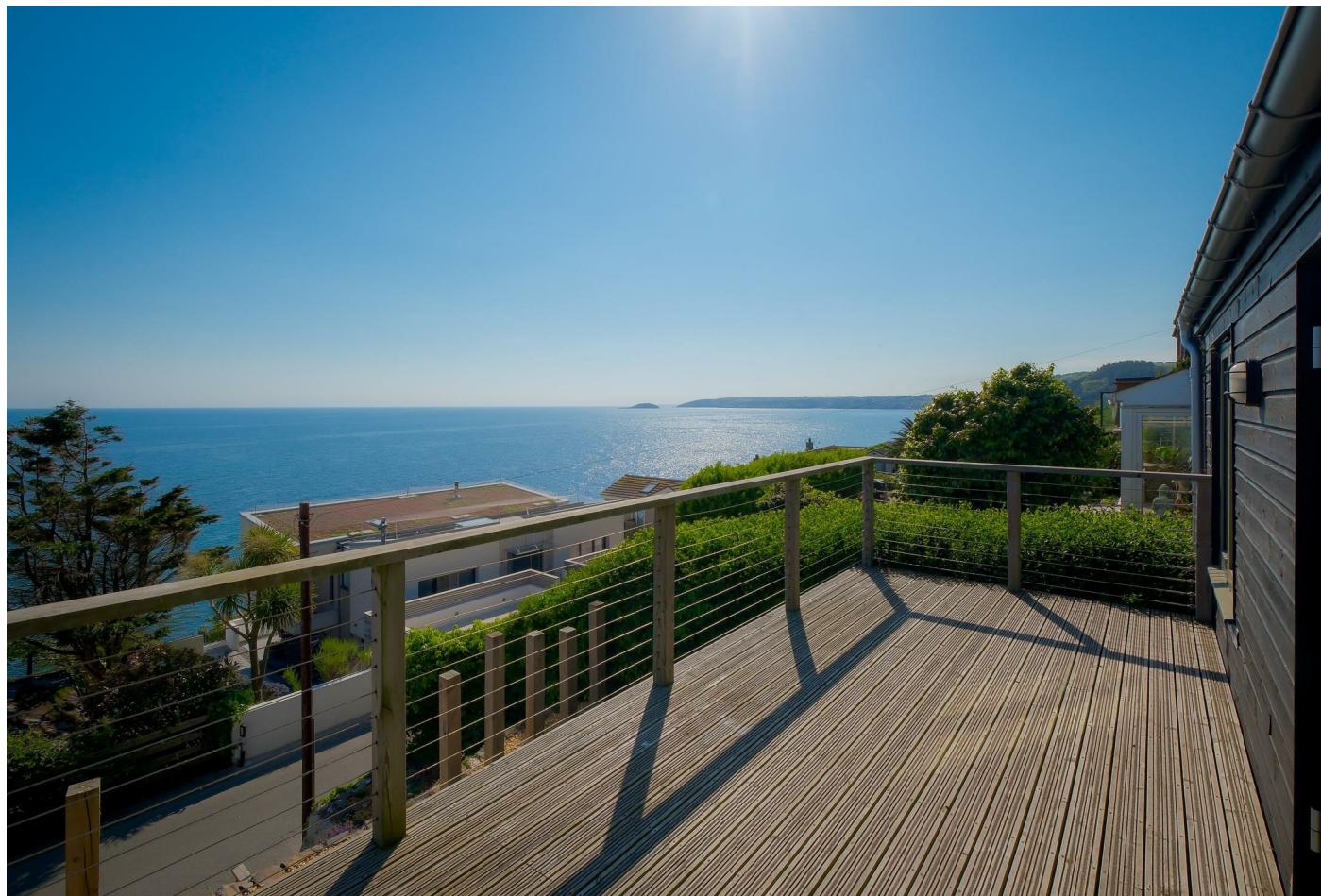
Features include - New slate roof with insulation. Solar PV. New electric boilers and tank. Hive linked central heating. Completely rewired and replumbed. New exterior cladding, new internal wall insulation and plaster together with new internal doors. New custom built double glazing. New shower rooms with quality fittings incorporating Vos and Aqualisa showers and Merlyn flush trays together with Crosswater and Bristan taps. New kitchen with Caple appliances. Laundry Room with Bosch washing machine and Bosch Dryer. Reclaimed rustic wood flooring.

The accommodation extends to about 936 sq ft and briefly comprises - Porch - 324 sq ft Open Plan Kitchen/Dining/Living Room with dual aspect and French doors to the decked terrace - Sitting Room/Bed 3 - Sea Facing Principal Bedroom with Ensuite Shower/WC - Further Double Bedroom (with sea view) - Shower Room/WC - Laundry Room.

## OUTSIDE

A private layby provides parking for two cars. From here gentle steps rise through the beautifully terraced front garden (designed by a local landscape gardener) with mellow stone walls, gravel and paved seating areas and established beds with colourful flowers, palms and grasses creating a low maintenance environment with a Mediterranean seaside ambience. A large timber deck 31' x 8' (248 sq ft) adjacent to the house has a fabulous south aspect with uninterrupted sea views, the perfect spot to enjoy the setting sun. An outside shower could also be fitted. There is a storage area under and courtesy lighting in the garden. The rear garden is again terraced with an area of level lawn and natural area with established trees and shrubs beyond.







## LOCATION

The property is situated in an elevated south facing position only a short walk from Downderry Beach. St Hilarion 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 Whitsand and Looe 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, and doctors' surgery. The local community are currently involved in the process of creating a community shop. 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.

EPC RATING - C, COUNCIL TAX BAND - B

SERVICES - Mains water, electricity and drainage. Broadband - Ultrafast available.

## DIRECTIONS

Using Sat Nav - Postcode PL11 3JA

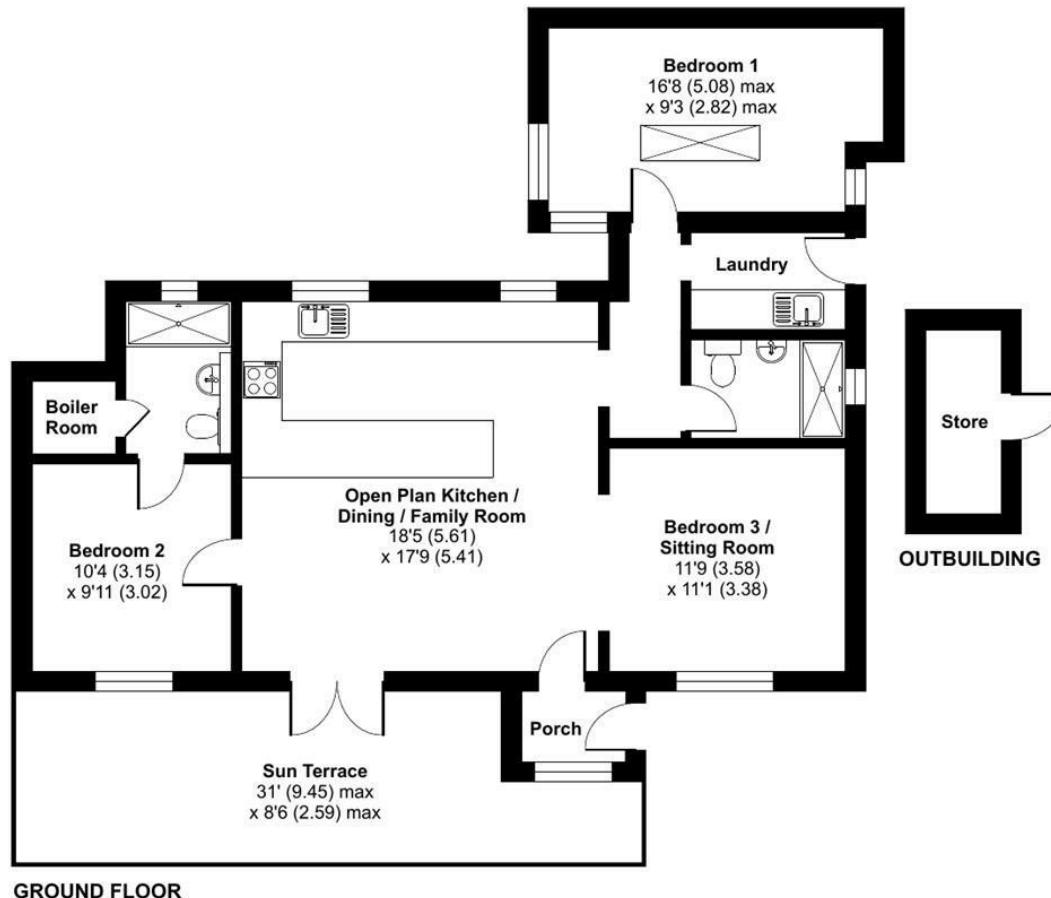
# St. Hilarion, Downderry, Torpoint, PL11

Approximate Area = 936 sq ft / 87 sq m

Outbuilding = 32 sq ft / 2.9 sq m

Total = 968 sq ft / 89.9 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). ©nchecom 2025.  
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These particulars should not be relied upon.