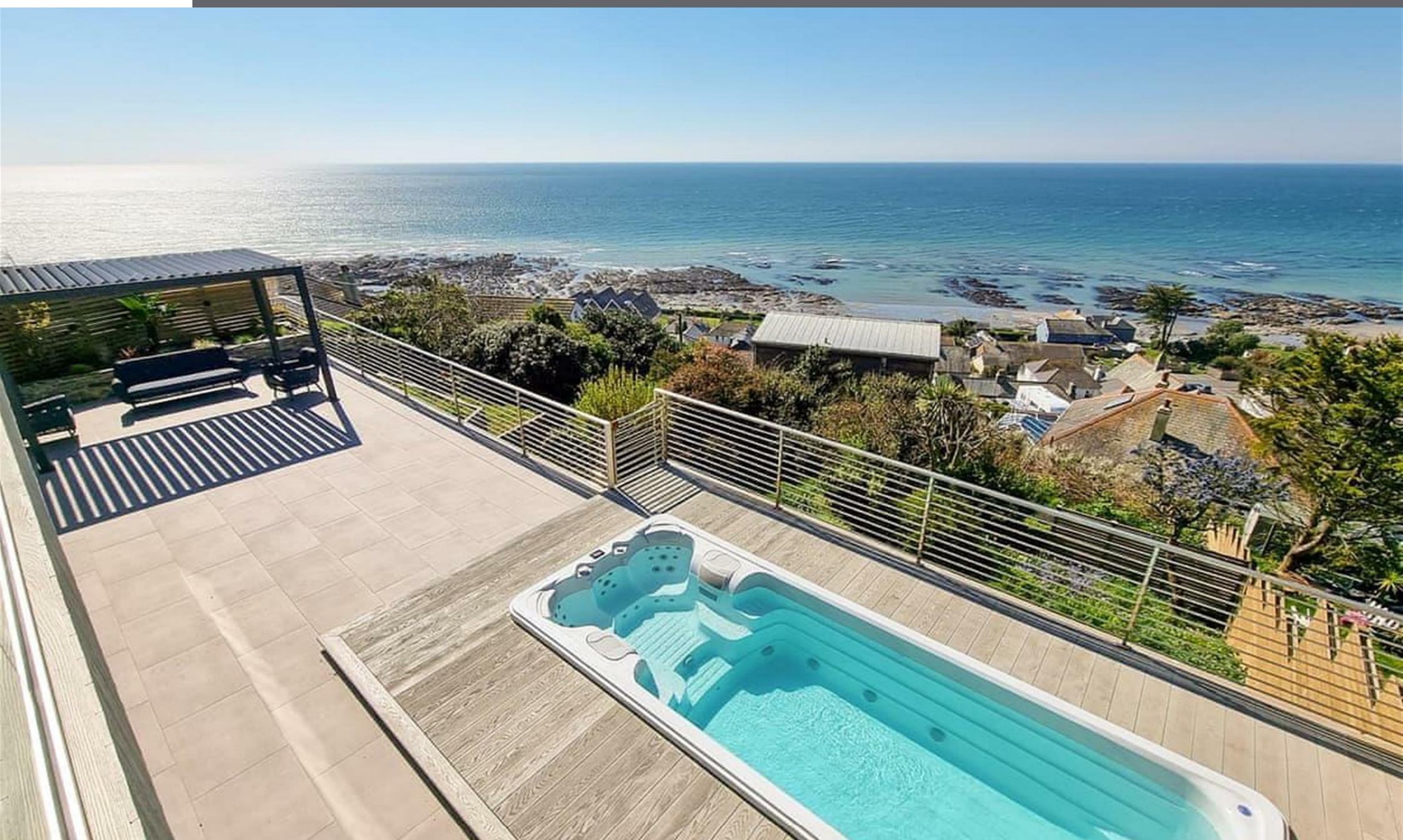


SCOTT  
PARRY

— ASSOCIATES —  
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

DEHRA DUN TRERIEVE ESTATE, DOWNDERRY, TORPOINT, CORNWALL, PL11 3LY

PRICE GUIDE £1,250,000





**ICONIC AND LUXURIOUS BEACH HOUSE WITH STUNNING SEA VIEWS** - An architecturally inspired detached seaside house, south facing and commanding an awe inspiring 180 degree panorama over the sparkling waters of Whitsand Bay. About 1997 sq ft, Sitting Room, Open Plan Living Room/Kitchen, Laundry and Cloakroom, 4 Bedrooms (2 Ensuite), Extensive Sea Facing Balconies and Terrace, Spa and Resistance Pool, Parking, Large Gardens, Eco Features including EV Point.

BEACH 450 YARDS, LOOE 6 MILES, PLYMOUTH 18 MILES, FOWEY 16 MILES, EXETER 60 MILES, POLZEATH BEACH 37 MILES, NEWQUAY AIRPORT 39 MILES

#### LOCATION

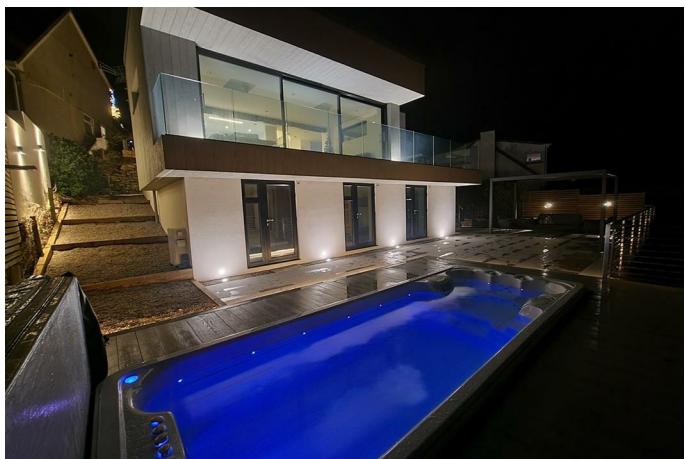
Dehra Dun is conveniently located in the established and near beachside residential area of Trerieve, this is a highly prized residential area comprising a individual detached houses, 450 yards from the beach and only 350 yards walk to the village centre. This is an elevated south facing position and the property enjoys views over Whitsand and Looe Bay as far as The Lizard on the western horizon.

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 community shop, primary school (rated "good" by Ofsted), restaurant, beachside public house, church, beach café and doctors' surgery. There is a well stocked farm shop with popular cafe at Widegates (4 miles) 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.

Golf is available at Portwrinkle, 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.



## DESCRIPTION

Dehra Dun comprises a detached seaside house of architectural merit. During our clients ownership the property has undergone an extensive refurbishment programme, with an excellent and thoughtfully redesigned layout capturing the essence of the maritime lifestyle and capitalising on the original iconic architecture. The layout allows for each of the principal rooms to take full advantage of the captivating views which span from the famous landmarks of Rame Head in the east, the Eddystone Lighthouse on the south horizon and Looe Island, Dodman Point and the Lizard to the west. There are extensive sea facing balconies and terracing (of about 2000 sq ft) providing fabulous al-fresco entertaining space and allowing a seamless transition between indoor and outdoor spaces throughout the building. The property is currently used as a private second home and as a high quality holiday let and our clients will consider selling the property furnished and equipped subject to negotiation and excluding any personal items.

The house incorporates many quality and energy saving features including aluminum framed triple glazing, Solar PV (14 panel) with solar boost and Battery system, EV Charging Point, Air Source Heat Pump, Underfloor Heating and networked Smart Gateway control. Other features include a resin driveway, zinc roof, AEG appliances, floating tread staircase and a superb swimming pool with spa and resistance feature.

The accommodation extends to about 1997 sq ft and briefly comprises - ENTRANCE FLOOR - Reception Hall - 15' Sitting Room - 22' Open Plan Kitchen/Dining/Family Room with wide sliding doors to Canopied Balcony (285 sq ft) - Plant Room - Cloak/WC - FIRST FLOOR - 22' Principal Bedroom with Dressing Area, Luxury Ensuite Shower/WC and Private Balcony (176 sq ft) - LOWER GROUND FLOOR - 3 Bedrooms (1 Ensuite) each having direct access to the Pool Terrace - Separate Shower/WC.



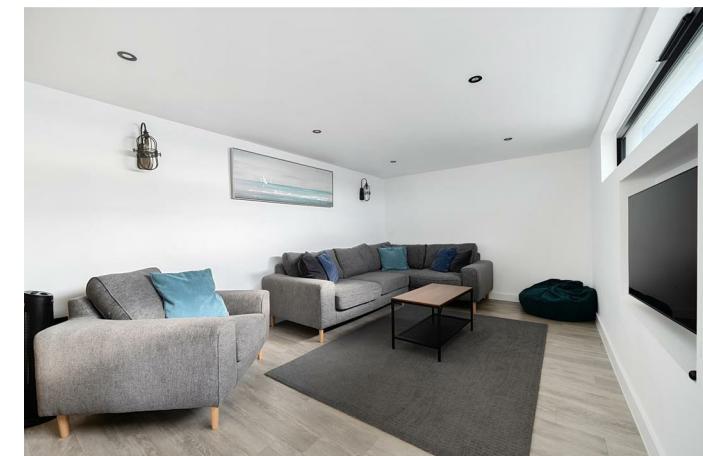
## OUTSIDE

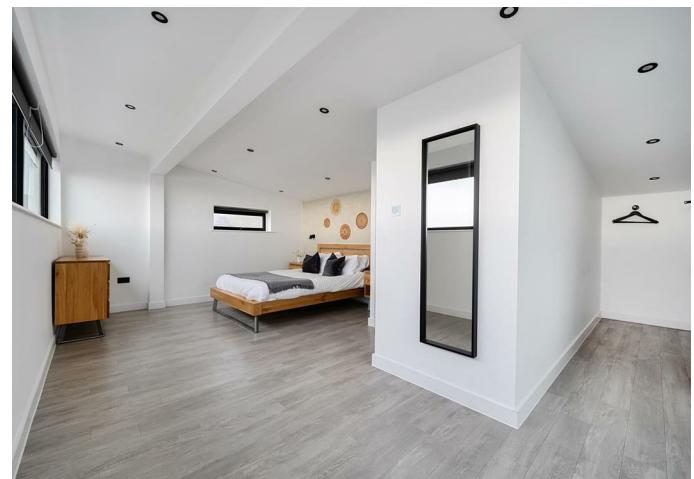
A private driveway with resin surface provides parking for 2 cars. EV Point.

The gardens lie on the south side of the house and are dominated by the uninterrupted sea views. There are two balconies (195 sq ft and 176 sq ft respectively) allowing interaction with the outside space from the kitchen/living room and the principal bedroom.

A large paved terrace (about 1600 sq ft) provides fantastic entertaining space with a superb swim spa with resistance feature and outside shower.

Beyond the terrace lies a large garden which presents opportunities for the creative gardener.







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

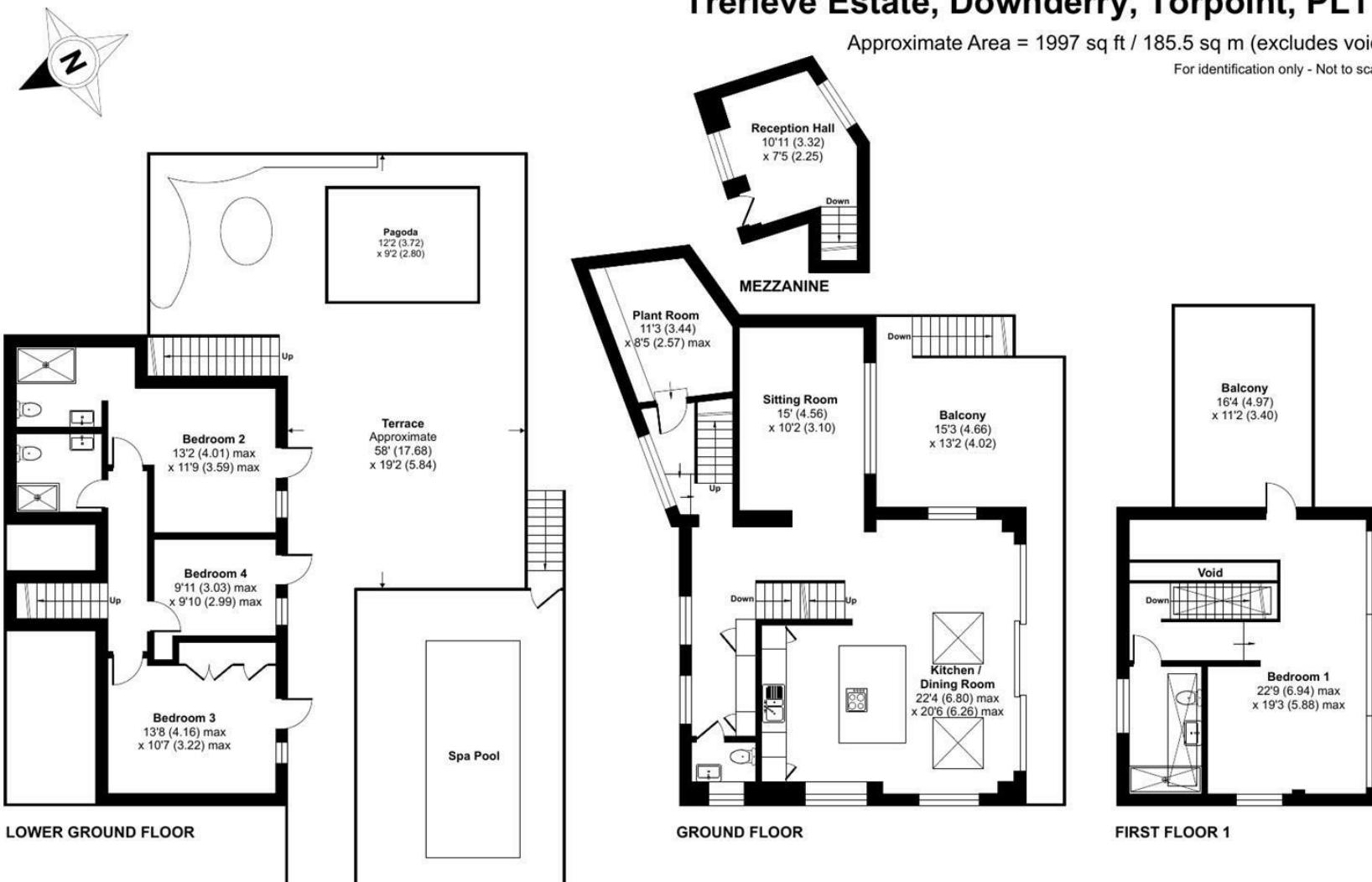
DIRECTIONS  
Using Sat Nav - Postcode PL11 3LY



# Trerieve Estate, Downderry, Torpoint, PL11

Approximate Area = 1997 sq ft / 185.5 sq m (excludes void)

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 2026. Produced for Scott Parry Associates. REF: 1407194

These particulars should not be relied upon.