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AMAR, 28 BUTTLEGATE, DOWNDERRY, TORPOINT, CORNWALL, PL11 3NQ

PRICE GUIDE £1,250,000







A LUXURIOUS SEASIDE HOUSE COMMANDING A STUNNING PROSPECT OVER THE SHIMMERING AZURE WATERS OF WHITSAND AND LOOE BAY. About 3040 sq ft, Reception Hall, Sitting Room, Beautiful Bespoke Kitchen/Dining/Family Room, Library/Playroom, Laundry, Cloaks/WC, Games/Cinema Room (Potential Guest Suite), 4 Double Bedrooms (2 Ensuite), Family Bath/Shower Room, Extensive Paved Sea Facing Sun Terraces (1000 sq Ft), Garden, Hot Tub, Large Garage/Workshop. Currently a High Quality Holiday Let and available as a "Turn-key" Proposition but equally suited for owner occupation as a primary residence with a vibrant local resident community.

BEACH 300 YARDS, LOOE 5 MILES, PLYMOUTH 18 MILES, FOWEY 19 MILES, NEWQUAY AIRPORT 37 MILES

#### LOCATION

Amar is situated in an elevated south and west facing position situated on the Buttlegate estate which comprises a well established seaside residential setting with 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 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 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

Amar comprises a substantial and contemporary seaside home in a coveted location, with far reaching views over the coastline and sparkling waters of Whitsand and Looe Bay with the Eddystone Lighthouse on the south horizon and the iconic landmarks of Looe Island, Dodman Point and The Lizard in the west. The house is carefully designed so that each of the principal rooms has a dual aspect taking full advantage of the stunning views. In recent years our clients have carried out a comprehensive refurbishment program using high quality fixtures and fittings and set up as a luxurious holiday let. Our client will consider selling furnished and equipped to enable ongoing use in this way (excluding personal items and subject to negotiation). Whilst currently a holiday let the property is equally suited for use as a primary residence with the village boasting a vibrant year round community.

The property benefits from numerous quality features including - Handmade, solid wood kitchen cabinetry from Stonehouse Kitchens, Victorian style column radiators throughout, Bespoke, handmade bookcase in the library, House of Hackney wallpaper in the WC, Burlington & Heritage bathroom furniture, Pooky lighting, Little Greene paint throughout, full double glazing and a new oil fired central heating system with Navien boiler amongst many other features.

The accommodation extends to about 3040 sq ft (inc garage) over three floors with the lower ground floor offering versatility as a games/cinema room, work from home space or indeed as a guest suite depending upon individual family requirements.

GROUND FLOOR - Reception Hall - 17' Sitting Room with dual aspect and sea views - Stunning 27' Kitchen/Dining/Family Room a triple aspect room with Ilve range cooker, French doors to the sea facing terrace and built in bench seating creating a fabulous social environment for families and entertaining - 15' Library/Playroom with wall of shelving and cupboards together with a dual aspect and sea views - Cloakroom/WC - Laundry Room - LOWER GROUND FLOOR - 21' Games/Cinema Room benefitting from sea views and with built in cabinets and wine fridge - FIRST FLOOR - Spacious Landing with large picture window over the sea - 4 Double Bedrooms (2 Ensuite) each of generous proportions and with dual aspects and super sea views.

## OUTSIDE

Parking immediately to the front of the property and access to the garage (about 360 sq ft) with electric roller door and oil fired Navien boiler, the garage has high headroom presenting opportunities to create storage. Immediately adjacent is a store housing the oil tank.

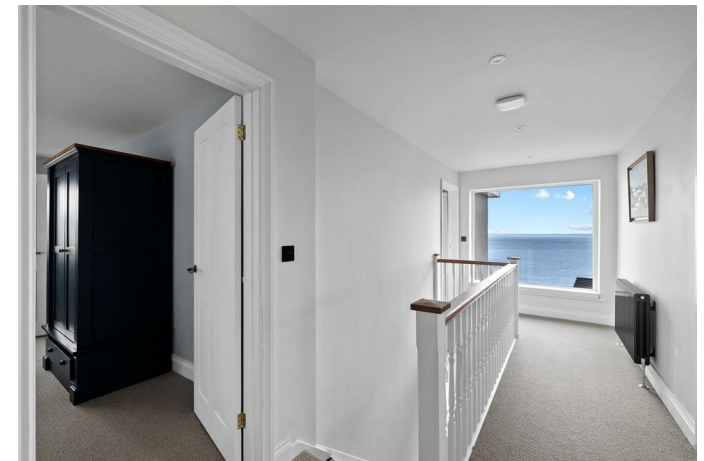
A short flight of gentle steps leads up the the extensive paved terrace with glass and stainless balustrading, the terrace runs all around the ground floor and provides fabulous sea-facing entertaining space with a fine south and west aspect, pizza oven, outside shower (hot and cold) and verandah 23' x 5' providing shelter in inclement weather. The paved sea facing terraces extends to over 1000 sq ft.

A flight of steps leads up the the rear terrace with hot tub and Duratech heatpump, strategically and discreetly positioned to enjoy the views.

EPC RATING - D, COUNCIL TAX BAND - F

## DIRECTIONS

Using Sat Nav - Postcode PL11 3NQ - the property will be found on the left hand side.

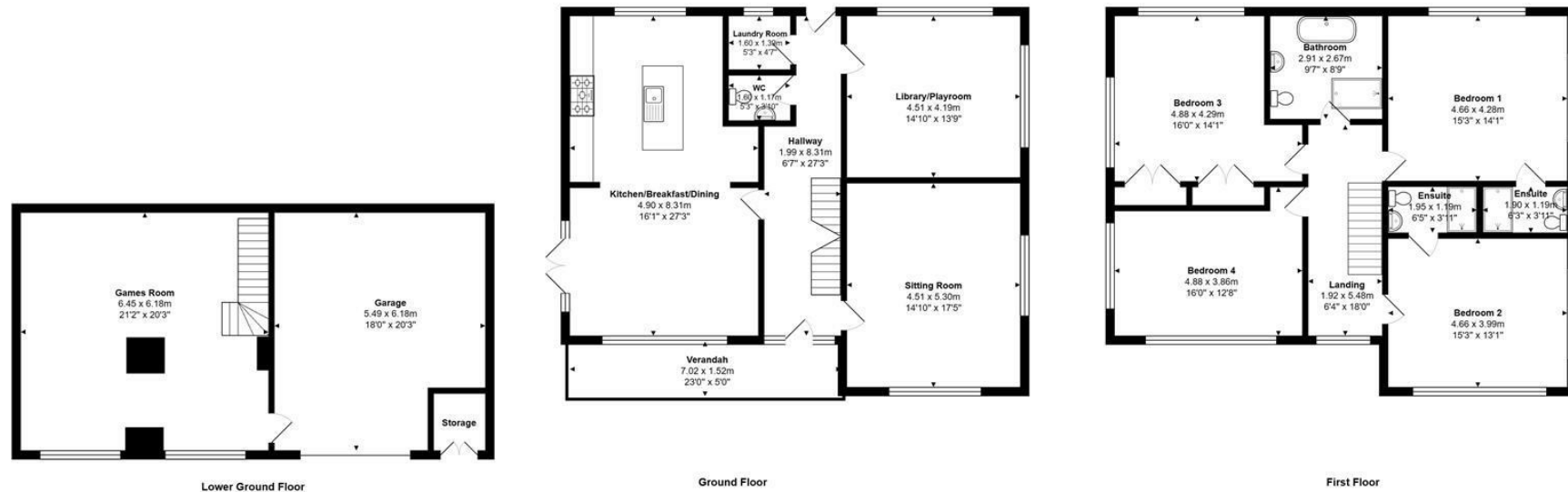












Total Approximate Area - 282.5 m<sup>2</sup> ... 3040 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars should not be relied upon.