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MIRAMAR 29A BUTTLEGATE, DOWNDERRY, TORPOINT, PL11 3NQ

PRICE GUIDE £1,000,000





A beautiful detached contemporary home in an elevated position only 300 yards from the beach and commanding a stunning prospect over Whitsand and Looe Bay. About 3135 Sq Ft, 31ft Open Plan Living Room/Kitchen, 2nd Sitting/Play Room, Luxury Master Bedroom Suite with Dressing Room and Ensuite Bath/Shower Room, 4 Further Bedrooms (2 Ensuite), Study/Bed 6, About 2200 Sq Ft of Sea Facing Balconies, Summer Kitchen, Level Parking, Double Garage, EV Charging Point (7kw). Available as a "turn key" proposition furnished and equipped subject to negotiation.

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

#### LOCATION

Miramar is situated in an elevated south and west facing position situated on the Buttlegate estate which comprises a much coveted and well established seaside residential setting of 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, small village store within Bewsheas Restaurant, beachside public house, church and doctors' surgery. A farm shop at Widegates with popular cafe also provides 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

This impressive modern home has been carefully designed to take advantage of the extraordinary views over the coastline of Looe Bay and beyond.

Constructed in 2015 the property has a contemporary light and airy feel and incorporates rain water harvesting, a mechanical heat recovery system and lpg central heating providing and energy rating of C.

The accommodation extends to about 3135 sq ft and is thoughtfully laid out over three floors with each of the principal rooms taking full advantage of the sea views.

**GROUND FLOOR** - The beautiful open plan 31' Kitchen/Dining/Family Room has a stunning full height ceiling and boasts breath taking views with two sets of folding doors with a seamless transition to the 330 sq ft Balcony with glass and stainless balustrading. The kitchen has a sleek modern finish with plenty of storage, polished granite worksurfaces and an island with breakfast bar. The living area again benefits from beautiful high ceilings and a woodburner on a slate hearth. Utility Room and Cloakroom/WC.

**LOWER GROUND FLOOR** - there is a 15' Sitting Room again with stunning sea views and sliding patio door to the canopied 330 sq ft balcony, Family Bathroom, Laundry Room and 3 Double Bedrooms (1 with Ensuite Shower/WC) are also on this floor.

**GARDEN FLOOR** - Luxury 15' Principal Bedroom Suite with impressive Dressing Room off which in turn leads to a generously proportioned Ensuite Bath/Shower Room with spa bath, dual wash basins and a separate shower. There is a further Double Bedroom with Ensuite Shower/WC and a Study/Bedroom with door off providing access to the lower terrace and Summer Kitchen.

Our clients would consider selling as a "turn key" proposition furnished and equipped subject to negotiation.

## OUTSIDE

A generous driveway at the front of the property provides level parking for at least 4/5 vehicles in turn leading to a double garage/workshop with electric door and integral door to the hallway. Electric Car Charging Point (7kw). There are three generous balconies and a lower terrace each have composite decking, the three balconies total each provide around 300 sq ft, in addition the lower terrace providing fantastic entertaining space and are the perfect vantage point from which to enjoy the 180 degree sea and village views. The lower terrace measures 43' x 30' providing a further 1290 sq ft of level entertaining space with outdoor sockets and water tap creating the perfect spot for a hot tub or similar, this area has the benefit of a Summer Kitchen 9'9" x 5'8" and a WC together with access to the under house cellar area providing a storage amenity. There is also west facing garden space below the house which is uncultivated as a natural area.

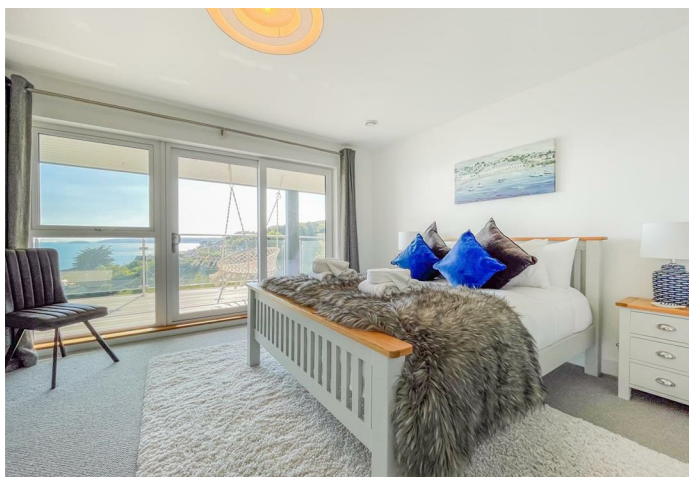
**EPC RATING - C, COUNCIL TAX BAND - F**

Mains water, electricity and drainage. Fibre to the property.

## DIRECTIONS

Using Sat Nav - Postcode PL11 3NQ



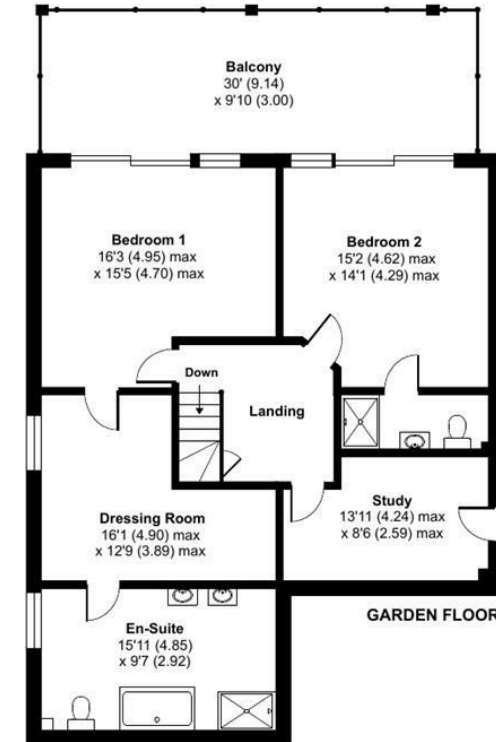
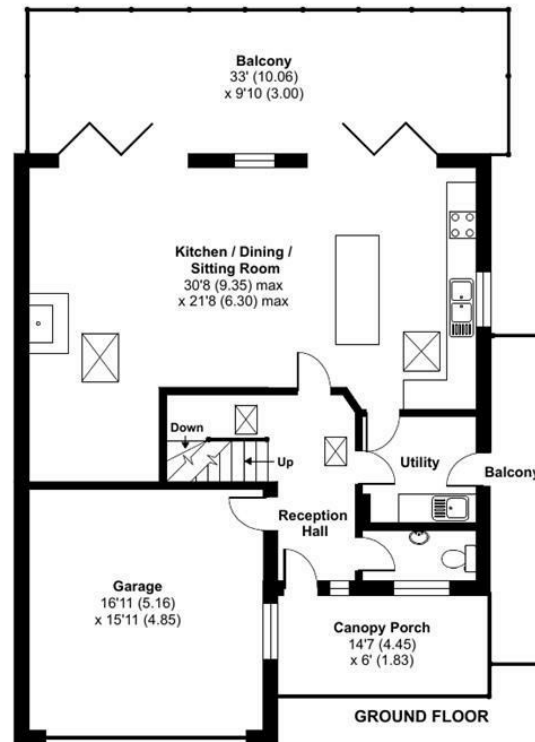
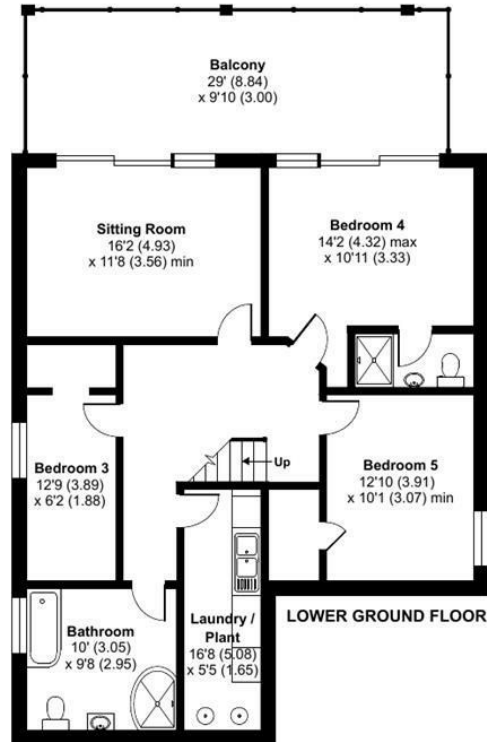




# Buttlegate, Downterry, Torpoint, PL11

Approximate Area = 3135 sq ft / 291.2 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Scott Parry Associates. REF: 1148077

These particulars should not be relied upon.