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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

TREYONE LEA POLBATHIC, TORPOINT, CORNWALL, PL11 3HE

PRICE GUIDE £175,000





**SOLD** - Scott Parry Associates are pleased to report another successful sale - THE GLORIOUS CORNISH RIVIERA - A truly unique opportunity close to Downderry Beach, comprising a peacefully located and generous plot with modern Shepherds Hut commanding stunning westerly views over the unspoilt countryside of the Seaton Valley. Planning Permission granted for a self contained Holiday Lodge (21 sqm), Existing Shepherds Hut successfully holiday let, Services Connected, Long Private Drive, About 0.20 acre.

DOWNDERRY BEACH 3 MILES, PLYMOUTH 16 MILES, LOOE 7 MILES, FOWEY 18 MILES, NEWQUAY AIRPORT 36 MILES

## LOCATION

Treyone Lea is located in an enviable position, set high on the coastal hinterland. The property enjoys uninterrupted views over the open and unspoilt countryside of the Seaton Valley.

Nearby Whitsand and Looe Bay are officially designated Marine Conservation Zones noted for the abundance of marine flora and fauna. Seaton Beach, the beautiful riverside pathways of Seaton Countryside Park and the South West Coast Path, all provide boundless leisure opportunities. This fantastic coastline is often referred to as the Cornish Riviera.

Parts of the local coastline are in the ownership of the National Trust. Seaton provides a popular family beach with RNLI lifeguard station during the summer, good for dog walking and surfing, together with the neighbouring village of Downderry providing a wide range of facilities including pubs, shop, beach café, restaurant, primary school (rated "good" by Ofsted) and a doctors surgery. In recent years Downderry appeared in the Sunday Times top ten "Best Places to Live by the sea", the village also has a slipway with the ability to keep and launch dinghies by permit.

The town of Saltash has a Waitrose store on its northern outskirts and the city of Plymouth with its historic Barbican and beautiful waterfront lies within commuting distance. The mainline railway station can be accessed at St. Germans providing an excellent commuting facility (Plymouth - London Paddington 3 hours). St Germans has a sailing club, Montessori Nursery and a primary school and is home to the fabulous Port Eliot Estate.







#### DESCRIPTION

The property comprises a generous plot of about 0.20 acre relatively level and with a fine south and west aspect over beautiful countryside. A modern luxury Shepherds Hut (by Beechwood Shepherds Huts in 2022) is on site presently and is currently used as a successful holiday let. The hut measures 19'8" x 8' and comprises Open Plan Living/Kitchen/Bedroom with Ensuite Shower/WC off. There is a decked patio. In addition there are two garden sheds both measuring about 13' x 9' and a greenhouse base measuring 14' x 9'4".

Mains electricity and private drainage. We are advised by our client that there is private water available from the neighbouring cottage's borehole with mains water back up. Fibre Broadband is also available. All of the furniture and equipment together with the hot tub, enabling ongoing holiday use are available to purchase subject to separate negotiation.

Planning permission has been granted to replace the hut with a holiday lodge with the planning proposing a 21 sqm unit (1 Bed) with 13 sqm verandah.

#### PLANNING

Planning permission was granted on the 21st June 2021 under application number PA21/04441 for change of Use of Land for Stationing of Self-Catering Holiday Lodge. Copies of the plans and planning permission are available by email upon request from Scott Parry Associates or by visiting the Cornwall Council Online Planning Portal and using the application number quoted above.

#### DIRECTIONS

Using Sat Nav - Postcode PL11 3HE - please ask us to provide you with a dropped pin when booking an appointment to view.





These particulars should not be relied upon.

Tamar View Nurseries, Carkeel, Saltash,  
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