





BEACH 200 METRES, LOOE 5 MILES, PLYMOUTH 18 MILES, FOWEY 19 MILES, NEWQUAY AIRPORT 37 MILES

Come and live the beach life in this substantial detached south facing house with annexe/guest suite, only 200 metres from Downderry Beach and commanding a stunning aspect over the waters and coastline of Whitsand and Looe Bay. About 2403 sq ft, 20' Sitting Room with open fireplace, Versatile Family/Dining Room with 14' wide wall of glass, 15' Kitchen, Conservatory, Potential Annexe/Guest Suite, 5/6 Bedrooms (2 Ensuite), Study, Large Balcony (384 sq ft), Gardens, Parking, Large Garage/Workshop, Solar PV.

LOCATION

Morledan is conveniently located in the established and near beachside residential area of Top Road comprising a small number of individual detached houses, 200 metres from the beach and only 100 metres walk to the village centre. This is an elevated south and west facing position and the village enjoys views over Whitsand and Looe Bay as far as The Lizard on the horizon.

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 noted by the Sunday Times (during Summer 2018) in a list of the top ten "Best Places to Live by the sea". 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

This detached house is situated in an enviable location with an outstanding, uninterrupted south and west aspect over the sheltered waters of Whitsand and Looe Bay. Top Road is private serving a small number of individual detached houses with no through traffic.

The versatile accommodation is laid out over three floors. Extending to about 2403 sq ft the property benefits from full double glazing and oil fired central heating - depending upon individual needs the configuration of the ground floor could comprise a one or two bedroom annexe or three bedrooms (1 ensuite), separate shower room/wc and a utility room.

On the first floor, which still enjoys level garden access, the principal rooms are dominated by the extraordinary views over the coastline and waters of Whitsand and Looe Bay with Dodman Point and even The Lizard visible on a clear day. There is a superb dining/family room with sliding doors opening onto the 384 sq ft south west facing balcony, the 20' sitting room has an open fireplace with bay window and the 15' kitchen has polished granite worksurfaces, a Britannia LPG range cooker and pine floor with wide opening to the conservatory, used by our client as a breakfast



room. The master bedroom has a contemporary ensuite shower room/wc and there is a further bedroom and family bath/shower room on this floor.

The second floor offers a further bedroom together with an office/study. Depending upon family needs the house has the potential to offer a total of six bedrooms.

OUTSIDE

Top Road is a private road (currently £120.00 per annum maintenance contribution, managed by Top Road







(Downderry) Management Ltd, serving a number of individual houses and in turn gives access to a private driveway with level parking for 3 cars, leading to the garage/workshop with electric roller door, this building is designed to accommodate a camper van having an 8'11" wide and 9'9" high opening. The colourful gardens are a particular feature of the property with established tree and shrub bed borders together with decked and paved patio areas all providing a secluded environment and designed to provide different vantage points from which to enjoy the wonderful views. At first floor level a 384 sq ft balcony provides excellent outdoor entertaining space and again capitalises on the sea and coastal landscape views.

EPC RATING - F

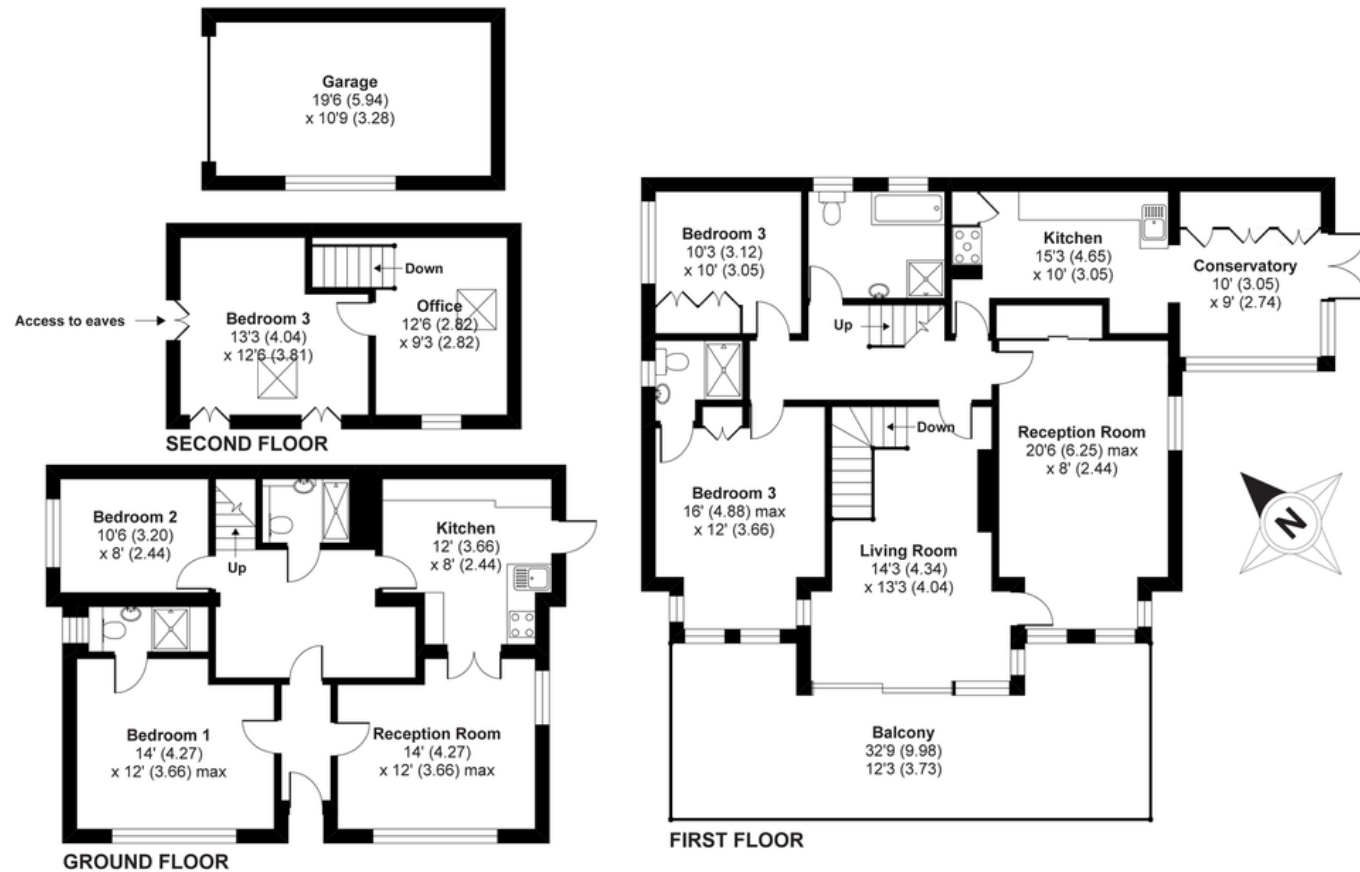
DIRECTIONS

Using Sat Nav - Postcode PL11 3LZ. Entering Top Road from Trierieve Road the property will be found on the left hand side.



Morledan, Top Road, Downderry, Torpoint, PL11 3LZ

APPROX. GROSS INTERNAL FLOOR AREA 2595 SQ FT 241.1 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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