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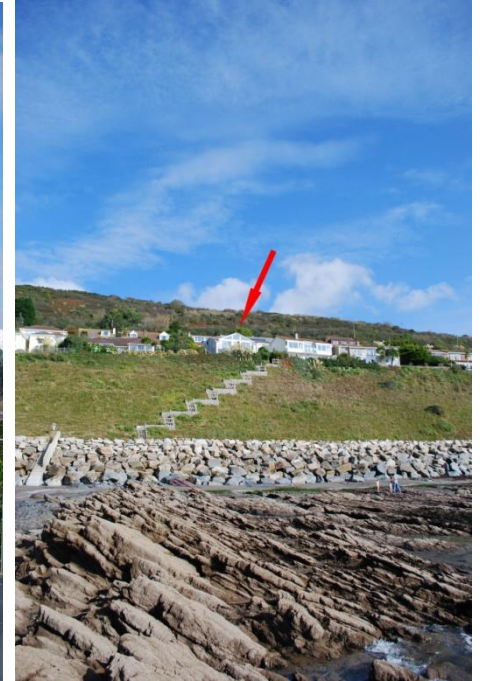
THE CORNWALL ESTATE AGENT

Ref: LCAA6180

Guide £599,950

Son An Mor,
Downderry, Nr. Torpoint, Cornwall

FREEHOLD



A spectacularly positioned, recently constructed, contemporary, architect designed 3 double bed roomed, 3 bath/shower room detached coastal residence with a near 28ft wide open-plan reception space with a wall of apexed glass and sliding doors opening onto a full width balcony overlooking the sea. Facing due south and with the considerable rarity of steps descending to the beach below, the property has views that stretch for 180° from Looe Island to Rame Head encompassing the whole of Whitsand Bay.





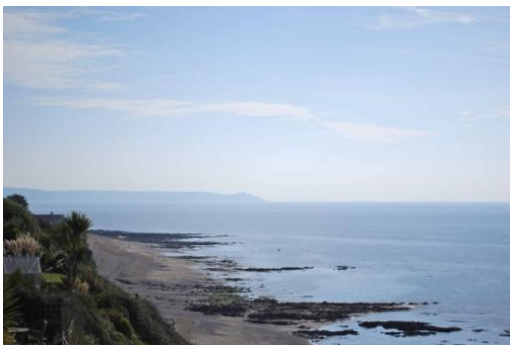
SUMMARY OF ACCOMMODATION

Entrance Floor: entrance lobby, reception hall, double bedroom 3, wet shower room.

First Floor: 27'10" x 13'9" open-plan reception room incorporating the kitchen, living and dining spaces with an apexed wall of glass looking over a full width balcony to the sea.

Lower Ground Floors: master bedroom en-suite, double bedroom 2, family bath/wet shower room, office/utility room.

Outside: full width balcony, sea facing slate terrace and low maintenance garden, side courtyards, integral single garage with electric door, parking for several vehicles, large subterranean store housing Mitsubishi Air Source Heat Pump.





DESCRIPTION

Son An Mor is a dramatically situated, contemporary, architect designed home that was built for the current owner in 2002. The property occupies an incredible elevated position a short walk to the east of Seaton Beach and indeed has the use of private steps leading down to the protected foreshore below giving access to the wonderful mixed rock and sand shoreline.

Approached from the coastal road, the property is accessed over a shared driveway which opens onto a parking area for upto four vehicles as well as the integral garage. The incredible outlook is immediately apparent as soon as one opens the front door due to the clever and extensive use of glass allowing a view through the reception hall and living space to the sea beyond.

Thoughtfully constructed on multi levels, there is a double bedroom with sea view and built-in wardrobes as well as a good sized wet shower room off the reception hall and a short flight of stairs then lead down to the most magnificent living space. This astonishing room has a vaulted ceiling with a full wall of apexed glass with three sliding doors, looking across the full width balcony to the beach and sea beyond. The outlook is quite staggering with a further picture window in the west wall allowing an unobstructed view along the coastline to Looe and Looe Island whilst to the east Rame Head sits prominently framing Whitsand Bay. With a semi-bespoke fitted kitchen, integrated sound system and zoned underfloor heating (as found throughout the entirety of the house), the feeling generated by this room would be difficult to match at any price bracket.

A further short flight of steps leads down to a mid floor with a walk-in airing cupboard. A door leads into the family bath/wet shower room with a pressurised shower to one corner and a water jet corner bath in another whilst the walls have been tiled in a stunning bespoke circular pattern and the same artist has also created stunning designs in the other shower rooms and for the worktops throughout the house. A further door from this level opens into a large office/utility room with many storage units, ample space for a large desk and also a run of utility cupboards with a sink and space for a washing machine. This room has a fully glazed door into the garden and with this in mind the owner has thoughtfully included a shower cubicle to one corner making it the perfect place to retreat to after a day on the beach, or to wash off a salty dog! A further short flight of stairs leads to a lower hall which gives access to two large double bedrooms with built-in wardrobes and near full height picture windows looking over the terrace to the sea beyond and both have doors into the garden, whilst the master bedroom has an en-suite wet shower room the other has a modern vanity unit with sink.

Accessed from either of the ground floor bedrooms, the office/utility room or from a flight of steps from the driveway the sea facing garden is stocked with a variety of low maintenance and hardy plants in front of a good sized slated terrace. To either side of the house are courtyard areas both of which give access to a large subterranean void beneath the driveway which is the perfect place for storing garden and beach equipment. From the terrace slate topped steps lead down to a small piece of land owned by the neighbouring property, which Son An Mor enjoys complete right of way over, and from here steps lead down to the coastal path and foreshore below. It is understood that the steps are the property of Cornwall Council and Son An Mor plus two neighbouring properties have an unrestricted right of way across them. The foreshore below the property is a mix of rocky outcrops with sand in between and it is only a short walk along the beach to the sandy seafront at Seaton. This stretch of coast is well regarded by the local surfing community and on quieter days it is perfect for kayaking and swimming.

A dramatic and stunning low maintenance contemporary home, with direct access to the beach in such a location is rarely found at any price range and this distinctly rare opportunity should not be underestimated.



LOCATION

Downderry is located on the south coast of Cornwall, some 9 miles west of Plymouth and Son An Mor is situated on the outskirts of Downderry approached from the coastal road that connects Downderry with Seaton Beach. The property enjoys access over steps to the beach itself enabling one to stroll straight from the property to the beach below and walk around to Seaton or proceed eastwards along the beach into Downderry. This area is extremely popular with both locals and tourists alike due to the safe nature of its bathing waters and the long sandy beaches that are on offer, especially the long beach between Portwrinkle and Rame Head. Several areas of this coastline are under the stewardship of the National Trust and the South West Coastal Footpath provides access to all the coves, beaches and some spectacular cliff-top scenery.

To the west lies the picturesque fishing villages of Looe and Polperro and their wide array of local shops, bistros, cafes, restaurants and local inns, whilst Downderry itself has a local shop/post office, an inn, primary school, restaurant and cafe. The larger towns of Saltash and Torpoint are within easy reach, as is the City of Plymouth via the ferry from Torpoint. All these provide a further, wide array of shopping, leisure and commercial facilities as well as the Tamar River which together with the coastal estuary (The Sound) and the surrounding creeks provide some wonderful sailing opportunities and facilities. Several beaches on this coastline also offer shore and beach breaks should the surf conditions be favourable.

This area is surrounded by some beautifully unspoilt countryside with large tracts of woodland and farmland with picturesque walks either along the coast or along the creeks and rivers that feed into Plymouth Sound. Plymouth Airport provides daily shuttle flights to London and there are mainline stations at St Germans, Saltash and Plymouth all of which are on the mainline to London Paddington with an approximate travel time of 4 hours. There is easy access by road out to the A38 which remains largely dual carriageway all the way to Exeter where it joins the M5 to Bristol and London.

THE ACCOMMODATION COMPRISES (all floor plans and dimensions are approximate)

From the driveway an obscured double glazed uPVC door with window to the side opens into:-

ENTRANCE LOBBY. You are instantly hit by the views as there are two wooden fully glazed doors looking through the reception hall, living room and then out to the sea. Contemporary brushed steel wall light, Ikea wood fronted built-in cupboard (matching the kitchen) with a bespoke slate and Fired Earth smoked glass top, light ceramic tiled floor, door to garage.

RECEPTION HALL – 11' x 5'3". With a view down through a vast picture window through the living room and glazed gable wall to the sea beyond. Two large storage cupboards, Two contemporary brushed steel wall lights, light ceramic tiled flooring with under floor heating, power point, smoke detector, stairs descending to the living room. Doors off to:-



BEDROOM 3 – 10'8" reducing to 7'5" x 10'10" to front of wardrobe. Dual aspect with not only a slate silled uPVC double glazed window overlooking the drive but more importantly a slate silled uPVC double glazed window adjacent to the bed looking over the foreshore and out to sea. Double width built-in mirror fronted wardrobe, built-in bedhead with bedside lights, ceiling light, light cream ceramic tiled floor with underfloor heating, multiple power points, TV point, Cat 5 computer point.



WET SHOWER ROOM. Fully tiled walls in white with a bespoke decorative motif running around the ceiling and also the inset mirror above the sink, white cream ceramic tiled floor with underfloor heating, ceiling light well with integrated spotlights surrounding it, Mira Sport electric shower with a curved shower curtain over a drained area to the corner of the room, white low level wc, large white pedestal wash basin with chrome taps, vanity light over the sink, electric shaver point, mirror fronted vanity cabinet, extractor fan, air recirculation system, electrically heated chrome towel rail.

Stairs from the reception hall descend to the:-

RECEPTION ROOM – 27'10" x 13'9" (overall). An incredibly dramatic room

with a full wall of glass rising to a high apexed ceiling giving uninterrupted and incredible views over the foreshore and directly out to sea, beautifully framed by Looe and Looe Island to the west and Rame Head to the east. This magnificent reception space, which consists of kitchen, dining and seating areas, also has a uPVC double glazed picture window facing in a westerly direction allowing the stunning coastline outlook to be seen from anywhere in the room. From this vast reception room three sets of sliding uPVC



double glazed doors open out onto a **BALCONY – 25'10" x 6'6"**, fully slate tiled and feeling like an extension of the living space this is the perfect position from which to enjoy the quite astonishing outlook.

LIVING / DINING AREA – 19'3" x 13'9". With ample space for large furniture above its underfloor heated ceramic tiled floor and has, at one end, a built-in bespoke wooden shelving unit with a slate and Fired Earth smoked glass top that incorporates not only display areas but also cupboards and a space for a television. Wall mounted uplighters on dimmer controls (with one control spare and wiring in place for a ceiling light). Integrated speaker wiring, television point, phone point, power points, Cat 5 computer point.



KITCHEN – 13'9" x 8'7". Fitted in a 'U' shape with a bespoke range of units fronted by contemporary Ikea solid wood cupboards and drawer fronts with metal 'D' handles that incorporate a range of attractive and innovative storage ideas including double sided glass fronted cabinets, further display areas and plate storage all topped by matching slate and Fired Earth smoked glass worktops giving a contemporary beachside feel. Integrated into

the kitchen are a Whirlpool microwave oven, Neff multi function double oven and grill, a Neff worktop mounted ceramic hob with Whirlpool extractor over, whilst concealed in the units is a Whirlpool dishwasher, Whirlpool fridge and Whirlpool freezer whilst integrated into the worktop is a contemporary stainless steel two bowl sink and drainer unit with brushed steel contemporary mixer tap over.



Stairs down to:-

MIDDLE HALL. Light cream ceramic tiled floor with underfloor heating, contemporary brushed steel ceiling light, smoke detector, power points, double doors into **walk-in airing cupboard** with slatted shelving, ceiling light and housing a Dimplex pressurised hot water cylinder as well as the valve and pump system for the underfloor heating. Doors off to:-

BATH / WET ROOM – 10'10" x 8'2". Near fully tiled walls in a most attractive light blue bespoke tiling scheme making a real feature of this room, light cream tiled floor with underfloor heating and drain to one corner with Mira Excel chrome mixer shower over, large white corner bath with water jet system and chrome mixer tap with shower attachment to one end, large white ceramic wash basin with contemporary chrome taps, white low level wc, white bidet with contemporary chrome mixer tap, obscured double glazed uPVC window with tiled window sill, central ceiling light feature, tiled to match the walls and housing many different light points creating a wonderful effect, wall mounted mirrored vanity unit with light over, electric shaver point, extractor fan, chrome heated towel rail, air re-circulation system.



UTILITY ROOM / OFFICE – 16’ reducing 12’1” x 13’1”. A fantastic multipurpose room that is currently used as both an office and utility room housing extra storage with both wall and base mounted units including some that are near full room height as well as giving extra fridge and freezer space. To one wall is a run of built-in units with a wood block worktop with a large inset stainless steel sink and drainer unit with space underneath for a washing machine whilst to the side is a shower area with tray and wall mounted chrome mixer shower that is perfect for showering off after a day on the beach or alternatively for cleaning a dog that has been outside as it is next to a fully double glazed uPVC door leading into the garden. Underfloor heated cream ceramic tiled floor, further obscured double glazed window, ceiling strip light, multiple power points, TV point, telephone point, cat 5 computer point.

Stairs down from the middle hall to:-

LOWER HALL. Contemporary brushed steel ceiling light, smoke detector, cream ceramic tiled floor with underfloor heating, doors off to:-

MASTER BEDROOM – 13’8” including wardrobe x 13’. Near 8’ wide and full height uPVC double glazed picture window with door looking over the gardens to the sea beyond, large run of built-in wardrobe space with mirrored front, cream tiled flooring with underfloor heating, brushed steel ceiling light, two wall mounted reading lights, telephone point, TV point, Cat 5 cabling point. Door through to:-



EN-SUITE WET ROOM. Near fully tiled with a highly attractive white and deep blue bespoke tiling motif that runs around the sink and mirror above it and then across to the shower area and around the window, whilst the shower area itself is fully white tiled with cream tiled floor with underfloor heating and a drain below the shower area. Mira Excel chrome mixer shower, white pedestal wash basin, white low level wc, chrome heated towel rail, mirror fronted vanity cabinet, uPVC obscured double glazed window, extractor fan, brushed steel ceiling light, wall mounted vanity light.



BEDROOM 2 – 13'1" x 11'7" to front of wardrobes. With a near 8' wide uPVC double glazed picture window with integrated door looking over the terrace and garden to the sea beyond, full wall of built-in mirrored wardrobes, vanity area with unit mounted white sink with chrome mixer tap over and storage under with a bespoke tiled splashback with inset mirror and light above, electric shaver point, brushed stainless steel ceiling light, two wall mounted reading lights, multiple power points, telephone point, TV point, Cat 5 cable point, light cream ceramic tiled floor with underfloor heating.





OUTSIDE

GARAGE – 16'7" x 8'1". Accessed from the entrance lobby a fire door leads into the garage which has a remote operated electric up and over door, water hose tap, obscured double glazed uPVC window to the side, ceiling strip light, access to roof space, power point.

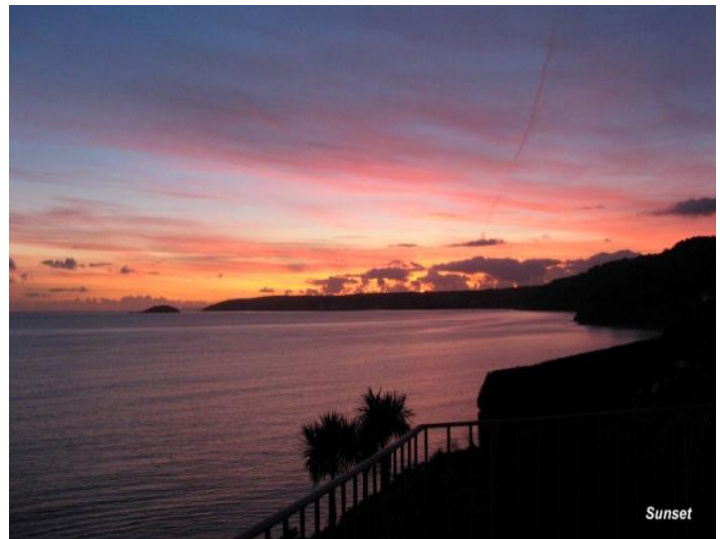
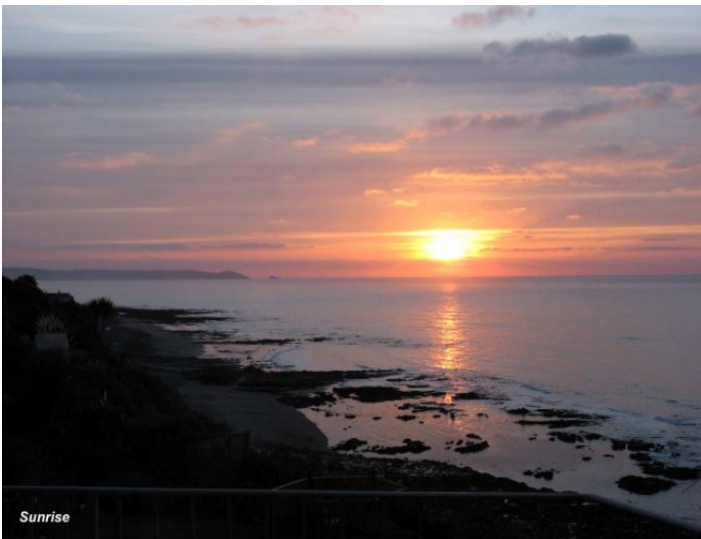
From the road a tarmac driveway gives access to Son An Mor and one other property and there is a distinct line on the floor designating the parking area for Son An Mor allowing space for several vehicles. From the driveway a gate opens onto a flight of steps leading down to the side courtyard. From this side courtyard a further set of broad slate topped steps lead down to a slate topped path that opens directly onto the sea facing garden, whilst there is also a door giving access into the study/utility room and gated access to a large storage area under the driveway.



This storage area spans a greater width than the house and has gateways at either end providing a huge amount of storage space for both garden and beach equipment, it is lit by not only the two gateways

but also by an inset glass block light well in the driveway above. It also houses a Mitsubishi Air Source Heat pump, installed about two years ago, which provides domestic hot water and heating.

To the seaward side of the house is the majority of the garden with a full width slate terrace giving a wonderful place to relax and enjoy the outlook, this can further be enjoyed even in the inclement British weather as it is partly covered by the balcony above. There is a convenient double outside power point and an outside tap. In front of the terrace is a well designed low maintenance garden with many hardy species including cactus, palms and native flower plants. From the terrace a flight of slate topped steps leads down to a piece of ground in front of the property which although not owned, gives a full right of way and access down to a flight of steps that are for the sole use of only three properties and lead down to the coastal path and beach below, for anyone looking in any price bracket this a tremendously rare benefit.



GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. Facsimile: (01872) 273474. Website: www.waterfrontandcountryhomes.com E-mail: sales@lillicrapchilcott.com

POST CODE – PL11 3JA.

SERVICES – Mains water, drainage, electricity. Air Source Heat Pump with pressurised hot water cylinder and zone controlled underfloor heating.

DIRECTIONS – Please see map. Follow the coastal road from Seaton Beach towards Dowderry and ascend a slight hill passing the Dowderry village sign. After a few hundred yards Son An Mor will be found on the right hand side. If you get to the heart of the village of Dowderry you have gone too far.



AGENT'S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

AGENT'S NOTE 2 – We have been advised by our client that the property cannot be used for short term lettings.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm (available for viewings all day).

Energy Performance Certificate

Son an Mor, Downderry, TORPOINT, PL11 3JA

Dwelling type: Detached house	Reference number: 9465-2886-6624-9797-4311
Date of assessment: 16 December 2013	Type of assessment: RdSAP, existing dwelling
Date of certificate: 16 December 2013	Total floor area: 160 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,736
Over 3 years you could save	£ 531

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 336 over 3 years	£ 219 over 3 years	<div style="border: 1px solid green; padding: 10px; background-color: #4caf50; color: white; width: 60px; margin: 0 auto;"> You could save £ 531 over 3 years </div>
Heating	£ 1,809 over 3 years	£ 1,662 over 3 years	
Hot Water	£ 591 over 3 years	£ 324 over 3 years	
Totals	£ 2,736	£ 2,205	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: 0.7em; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4caf50; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #8bc34a; color: white; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #c8e6c9; color: white; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #fff9c4; color: white; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #ffe0b2; color: white; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #ffcdd2; color: white; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #e57373; color: white; padding: 2px;">(1-20) G</td></tr> </table> <p style="font-size: 0.7em; margin: 0;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: 0.7em;">Current</th></tr> <tr><td style="font-size: 1.5em; font-weight: bold;">72</td></tr> </table>	Current	72	<table style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: 0.7em;">Potential</th></tr> <tr><td style="font-size: 1.5em; font-weight: bold;">86</td></tr> </table>	Potential	86	<p style="font-size: 0.8em; margin: 0;">The graph shows the current energy efficiency of your home.</p> <p style="font-size: 0.8em; margin: 0;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: 0.8em; margin: 0;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="font-size: 0.8em; margin: 0;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>
(92 plus) A														
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Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 168	✔
2 Low energy lighting for all fixed outlets	£35	£ 96	
3 Solar water heating	£4,000 - £6,000	£ 267	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

