



Main Road, Downderry,
PL11 3LD

Asking Price £425,000
Freehold

- 'Picture Postcard' Seaside Cottage
- En suite/ Family Bathroom/ Utility/WC
- Immaculate Character Accommodation
- Energy Rating E / Council Tax Band D
- Three Double Sized Bedrooms
- Available Fully Furnished/ 'Turn key' Holiday Let
- Low Maintenance Decked Gardens
- Two Large Reception Rooms
- Ocean Views and Amenities close by
- Potential Garage facility available separately

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in Photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(39-49) D		
(39-54) E			(29-38) E		
(23-38) F			(17-28) F		
(1-22) G			(1-16) G		
No energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC	79	39	EU Directive 2002/91/EC	72	33
England & Wales			England & Wales		

Main Road, DOWDERRY, PL11 3LD

A truly unique opportunity to purchase this charming,immaculate and spacious stone built white rendered semi detached cottage reputed to be the oldest building within DOWDERRY (approx 360 years) and coming to the market for the first time in over 23 years! The delightful seaside village of DOWDERRY was recently voted in'The Sunday Times' as being one of the top places to live beside the coast within the UK - and it is easy to understand why! Here is a genuine opportunity therefore to purchase a truly stunning home within an idyllic setting enjoying ocean views and literally a few minutes walk from the lovely 'dog friendly' sandy beach and a range of everyday amenities including a supermarket, school, pub and restaurant. 'The Cottage' is simply oozing period charm and character having been restored to the highest of standards by the current owners. Ideal for a growing family and available for sale with the option of being purchased as a fully furnished' turn key' home/ holiday let if required. This property will not disappoint. Highlights include two large reception rooms with a smart fitted kitchen, study and utility/WC leading off. To the first floor there is a family bathroom and three double sized bedrooms,each having built in wardrobes and an en suite off the master. Nice touches include exposed beams, 'farmhouse style' internal doors with latches and deep wood skirtings. Heating is provided by oil fired radiator central heating and the windows and external doors are PVC double glazed. Externally there is a delightful, elevated 40 ft timber decked and enclosed sun terrace/ garden area taking full advantage of the aspect towards the sea and horizon beyond. DOWDERRY with its renowned micro climate is within easy reach of the A38 and the mainline railway station at S Germans, which offers a fast effective rail service into Paddington, London. The city of Plymouth is a short drive away

Conservatory/ Entrance

UPVC glazed double doors, radiator, natural stone exposed wall, UPVC front window. Panelled multipaned door with two side windows providing access to Study/ Inner Hall

Study/ Inner Hall

A versatile room comprising exposed ceiling beams , large desk type shelved area.

Lounge

A lovely spacious room full of charm and character the focal point being the granite fireplace providing facility for an open fire, wood display mantle. Two multi paned UPVC front windows with sea views and seating and storage areas below. Deep wood skirtings, radiator, flagstone flooring, TV point.

Dining Room

Two multi paned windows enjoying sea views with window seating and storage cupboard below. Two radiators, telephone point, stairs leading to first floor. Exposed ceiling beams, flagstone flooring.

Kitchen

A smart modern kitchen with a range of quality units comprising inset sink unit with cupboard below. Range of matching floor and wall mounted cupboards and drawers with solid wood working surfaces. Single range with ceramic top and double oven with extractor hood over. Plumbing for dishwasher, flagstone flooring. radiator, recessed ceiling lighting. Multi pane UPVC front window with matching glazed door providing access to side of property.

Utility/WC

Low level WC, vanity unit incorporating inset oval wash hand basin with cupboard below. Floor mounted oil fired central heating boiler. Quarry tiled flooring, recessed ceiling lighting. large working surface providing ample space below for domestic appliances with plumbing.

First Floor Landing

A long landing with exposed beams , radiator , UPVC multi paned rear window.

Master Bedroom

UPVC window enjoying an impressive view towards the ocean and horizon beyond. Radiator, part wood panelled walls. Deep walk in wardrobe/ storage.

En Suite Shower Room

Tiled shower cubicle, corner wash hand basin.

Bedroom Two

UPVC front window with sea views and window seating below. Built in double wardrobe. Access to insulated roof space, radiator.

Bedroom Three

Double sized room with UPVC front window with sea views and deep shelf below. Built in double wardrobe providing ample shelving and storage space.

Family Bathroom/WC

Three piece suite comprising bath with wall mounted shower unit and glazed side screen. pedestal wash hand basin, low level WC, radiator. Tiled floor, UPVC frosted window with deep shelf. extractor, access to insulated roof space. 'Tracker' ceiling lighting, part tiled walls, electric shaver point.

External Details

FRONT: Laid to concrete directly to front of cottage. White rendered stone retaining front wall. Wrought iron gate providing direct access to main entrance. Timber decked area continuing to side of property, water tap. Covered area to rear of cottage containing oil fuel store. Two useful outbuildings one being on two levels with the first floor being accessed via timber steps. This room offers scope for conversion into an Office/ Games Room. Timber side gate provides access to steps providing access to an enclosed an elevated and extensive 40ft 'split level' timber decked Sun Terrace / Garden area enclosed by a combination of natural hedgerow and glass front screens, designed as a place to relax, unwind and enjoy the lovely aspect towards the ocean.

PLEASE NOTE: The current owners have a triple sized garage/ workshop approximately 28ft x 16ft slightly further down the road which could be available for sale via separate negotiation. Alternatively a parking space within the garage could be made available to rent on an annual rolling contract basis.

