







BEACH 200 YARDS, LOOE 5 MILES, PLYMOUTH 18 MILES, FOWEY 19 MILES, NEW QUAY AIRPORT 37 MILE

An iconic seaside house with turret, only 200 yards level walk to the beach, south facing and offering spacious family accommodation within established gardens. About 1717 sq ft, 22' Garden Room, 18' Kitchen/Dining Room, Sitting Room with Turret Ante-Room, Study/Bed 5, 4 Double Bedrooms, 2 Bath/Shower Rooms, Utility Room, A mple Level Parking, Mediterranean Style Courtyard Garden, Established Gardens, Sea, Beach and Country Views.

#### LOCATION

Threvues lies in an enviable south facing position only a short walk (200 yards) from Seaton Beach, the beautiful riverside pathways of Seaton Countryside Park and the South West Coast Path, all providing boundless leisure opportunities.

Parts of the neighbouring 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. Downderry appeared last year in the Sunday Times top ten "Best Places to Live by the sea" and also has a slipway with the ability to keep and launch dinghies by permit.

There is a regular bus service and the main line railway station can be accessed at St Germans which also has a yacht club and a Montessori Nursery. The A38 provides a quick link to the rest of Cornwall, Plymouth City Centre and beyond. The historic harbourside town of Looe lies about five miles to the west and provides further amenities. The





notable sailing waters of the area are favoured by yachtsmen and deep water moorings are available at Saltash and Fowey.

## DESCRIPTION

Threvues comprises an iconic detached house, believed to date from 1929 and situated in an enviable south facing position from which it commands views across the coastal landscape and hillsides of the Seaton Valley, including views of the beach and coastal waters of Whitsand Bay beyond.

The striking turret feature forming the south east corner of the houses rises over two storeys and is a notable local landmark, this architectural feature is strategically positioned to capitalise on the panoramic views.

In our clients ownership for 19 years, the house has been faithfully maintained and improved with care taken to retain period features, the house exudes exceptional warmth and character and presents an opportunity to lead the beach lifestyle in this popular yet unspoilt coastal village setting.

The accommodation extends to about 1717 sq ft over two floors and briefly comprises as follows - The entrance door opens into the south facing garden room with sea and valley views in turn opening into the central reception hall with staircase rising to the first floor. The sitting room has an open fireplace with decorative surround and opens into the turret room capitalising on the views. The study/fifth bedroom has a bay window with views. The open plan kitchen/dining room provides the perfect spot for formal dining and entertaining and has a dual aspect with views over the valley and courtyard garden. The kitchen has a hardwood work surface with antique hand built base unit under. Conveniently there is a ground floor wet room shower and wc, strategically positioned adjacent to the rear entrance door and perfect for rinsing off after a day on the



beach. The boiler room houses an oil fired boiler for the central heating and hot water.

The master bedroom opens into the turret room again with super views over the valley and sea. There are three further bedrooms each with views together with a family bathroom with shower and wc.

## OUTSIDE

The property is approached through gates to a level gravelled drive providing ample parking with space for motorhome or











dinghy etc. Beyond lies a level lawn with mature willow tree. A short path with colourful rockery leads to the sheltered Mediterranean style courtyard garden. To the rear there is a further garden with established trees.

EPC RATING - F

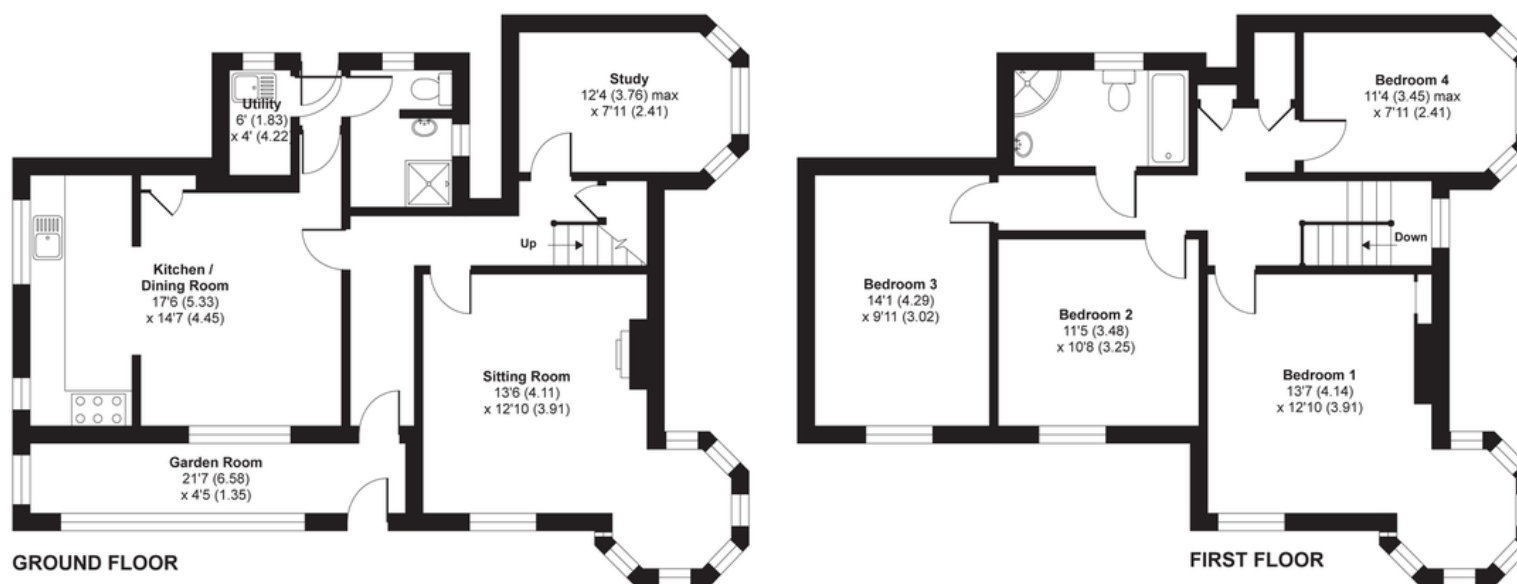
#### DIRECTIONS

Using Sat Nav - Postcode PL11 3JL upon entering the village on the B3247 from Hessenford, Threvues will be found on the right hand side about 200 yards before the beach.



# Threvues, Hessenford Road, Seaton, Torpoint, PL11

APPROX. GROSS INTERNAL FLOOR AREA 1717 SQ FT 159.5 SQ METRES



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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