



**STAGS**

Yardley House



# Yardley House

Downderry, Torpoint, PL11 3JX

- ¾ of an acre of extensive grounds
- Direct beach/water access
- Unlimited potential
- Village centre location
- Deeply private

**£895,000**

## Situation

Downderry is a suburb village perched on the beautiful coastline of South East Cornwall. The village enjoys a wide range of local facilities with further facilities in the adjoining village of Seaton, including well equipped village shops, churches, restaurant, bistro, cafe, school, doctors' surgery and a public house/restaurant.

Downderry has fine beaches and good sailing water as well as an active dinghy sailing club. Swimming and surfing are safe in crystal clear and clean waters there is also the opportunity to scuba dive on the various wrecks along the coast.

Similar facilities are available at St Germans, which also has a mainline railway station providing an excellent commuter link with Plymouth (Plymouth to London Paddington 3 hours). The neighbouring village of Seaton also has a beach and beautiful countryside park with riverside and woodland walks. Additional local facilities include golf at Portwrinkle or at the fishing village of Looe with a history dating back to at least medieval times, where the fishing boats can be seen hurrying home with the day's catch.

The village lies only a short distance from the A38 placing Plymouth within an easy commuting range. The town of Saltash has a Waitrose store on its northern outskirts and the City of Plymouth offers an abundance of shopping, educational and recreational facilities centred around the historic and fascinating waterfront areas of the Barbican and Hoe. Plymouth also has a cross channel ferryport with regular services to France and Spain. Newquay airport is around an hours drive away with scheduled, frequent and year round flights across the UK throughout Europe.

## Description

On the market for the first time in over half a century, originally constructed in the mid 1920's, this significant detached bedroom property has the additional benefit of a detached one bedroom annexe located above the double garage,



A frontline development opportunity





which has, up until recently, been used as a successful holiday let. The property sits in a deeply private, yet commanding position with uninterrupted views with direct beach frontage.

### Accommodation

The plot extend to three quarters of an acre (see plan) and offers a great deal of potential, further details available upon request, currently the accommodation comprises of an entrance hall, kitchen, breakfast room, dining room and reception room on the ground floor and 4 bedrooms and bathroom on the first floor. The addition of the balcony on the first floor overlooking the garden and out to sea.

The detached annexe is located over the double garage and is approached via concrete steps. Accommodation comprises of large reception room with sliding doors leading to the kitchen. Double bedroom with ensuite bathroom. Garden and sea views are enjoyed from the veranda.

The existing detached residence measures almost 2,500 square feet and is arranged over two floors and offers flexibility and versatility in its accommodation with good size rooms and various living areas throughout.

Whilst the plot occupies a south by South westerly aspect, which affords spectacular sea views. Although the house is perfectly functional in its current state, there is no doubt that it would benefit from updating and modernisation. However, given the potential for redevelopment, details of the house have been kept to a minimum.

The sea views are best enjoyed from the large first floor balcony. The existing residence occupies a central location upon the plot and behind the property there is a spacious rear garden with gated access to the beach front.

The plot sits at just over three half quarters of an acre and presides along the front-line of beach and Sea. There is a certain cachet associated with the location, which enjoys unrevealed privacy, peace and tranquillity. The plot slopes gently down towards the shoreline, the benefits of this aspect to a family residing all year 'round cannot be underestimated. There's ample room to build a modern, luxury family home with enough space left for a large garden between the house and the shoreline.

### Garden and Grounds

The grounds surrounding the property include a large driveway/hard standing including turning area to the front with parking for numerous vehicles and access to the double garage, bordered by mature trees and hedgerow. The rear is mainly laid to lawn bordered by hedgerow, mature trees, bushes and stone walling with direct beach frontage with uninterrupted views of the sea, coastline to Rame Head and across to Looe Island.

### Planning Potential

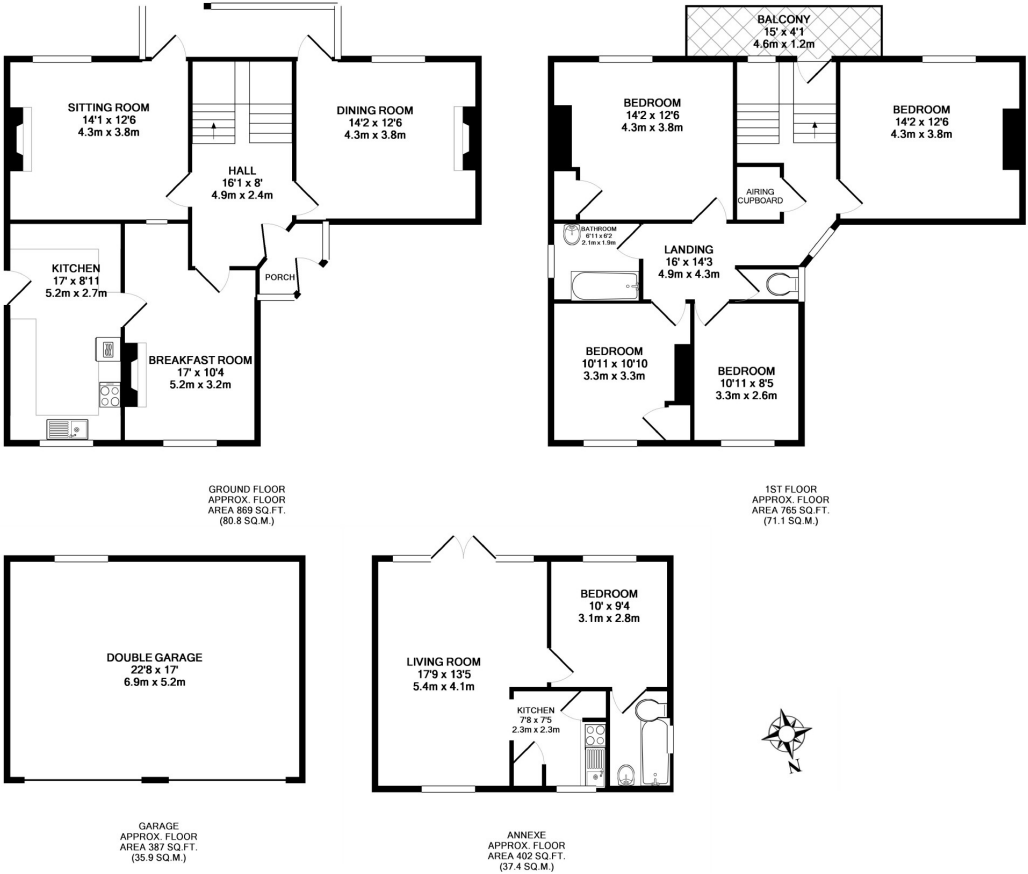
Yardley House is within the settlement and that there may be potential for additional residential development

### Directional Notice

Crossing the Tamar Bridge follow the A38 westwards until reaching Trerulefoot roundabout. Turn left onto the A374 in the Looe direction and in one mile turn right onto the A387 to Hessenford. Just after The Copley Arms, turn left onto the B3247 and continue to Seaton. Follow the road passing the beach on the right and continue to Downderry, just before the shops, the driveway will be found on your right.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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