

**STAGS**

Maidenhayes

# Maidenhayes

South East Cornwall, PL11 3DN

- Spectacular location
- Far reaching views across fields to the sea
- Half an acre of level and private gardens
- Annexe or guest wing potential
- Close to the beach
- Garaging
- Eco credentials
- Presented to a particularly high standard

**Guide price £700,000**

## SITUATION

Maidenhayes, situated on the rural outskirts of the coastal village of Downderry, is perched on the beautiful coastline of South East Cornwall. It enjoys an elevated position affording spectacular and far reaching views over the surrounding countryside towards Whitsand Bay and a superb blend of maritime and countryside views.

The twin villages of Seaton and Downderry are within walking distance and enjoy a wide range of local facilities including well equipped village shops, churches, restaurant, bistro, pubs, caf  , school and doctors surgery.

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 and direct trains to London Paddington (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 where the fishing boats can be seen hurrying home with the day's catch.

The South West Coast Path is accessed nearby providing boundless leisure opportunities with parts of the neighbouring coastline in the ownership of the National Trust. The beach offers the ability to keep and launch boats and there is a long and interesting foreshore with a fascinating mixture of rock pools and sand.

The property 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 a 1 hour drive away with scheduled, frequent and year round flights across the UK throughout Europe.



A stunning Eco home with panoramic views set in half an acre of beautiful gardens





## DESCRIPTION

Maidenhayes commands spectacular views in every direction across an unspoilt scenery of fields, undulating hills and the dramatic coastline stretching as far as the eye can see. This stunning example of an Eco-home offers all the technical specifications of low cost living blended with a remarkable sense of style, and individuality. It sits within generous landscaped gardens to both front and rear measuring in excess of half an acre.

## ACCOMMODATION

Maidenhayes is a beautifully designed and finished modern 'Eco-home' that has been completed to the highest specification, the Canadian Super E Standard. It features include a solar water heating system, ground source heat pump and a fully integrated heat recovery and ventilation system along with the recent addition of a photovoltaic panel system converting sunlight into electricity for domestic use. The result of which is a highly efficient family home that takes every step to reduce the occupants outgoings whilst exuding a sense of style, comfort and functionality throughout the spacious accommodation.

Today this much loved family home radiates elegance with its sweeping roof lines, clad in slate tiles and vast gable ends that have been entirely glazed. An entrance lobby gives access via glazed doors to a sitting room on the ground floor and a stair that rises to the first floor.

The first floor accommodation is the main living area. The stairs rise to a beautiful kitchen with a high, vaulted ceiling and a range of high-spec fitted kitchen units featuring many integral appliances. The magnificent vaulted ceiling continues on throughout the entirety of the first floor into a huge, dual aspect drawing room and dining area where one can't help but be transfixed by the vast glazed gable end that brings the fantastic views of open countryside and the sea into the room; a focal point that far out does the attractive log burner that sits at the opposite end of the room. To the other side of the kitchen lies the master suite that spans the breadth of the house. Again, the master suite is dual aspect with the same vaulted ceiling giving a tremendous feeling of space and elegance with the entirety of one gable-end being glazed in the same fashion as the drawing room and offering magnificent views down to the sea. A sheltered balcony to the opposite side of the room has views over the garden and surrounding countryside. The ensuite has been luxuriously appointed with both shower and separate bath and views across open fields via a series of windows.

The ground floor sitting room features large patio doors that open on to the level rear garden whilst a superb modern log burner acts as a further focal point. Two double bedrooms are accessed directly from the sitting room whilst a passage way leads to a further double bedroom with ensuite, a family bathroom, separate cloakroom and the ground floor kitchen. From the kitchen, a door opens into a vast twin garage with sliding garage doors and a further pedestrian door opening on to the front terrace. A plant room is also accessed from the garage which contains the powered units for the properties various systems.

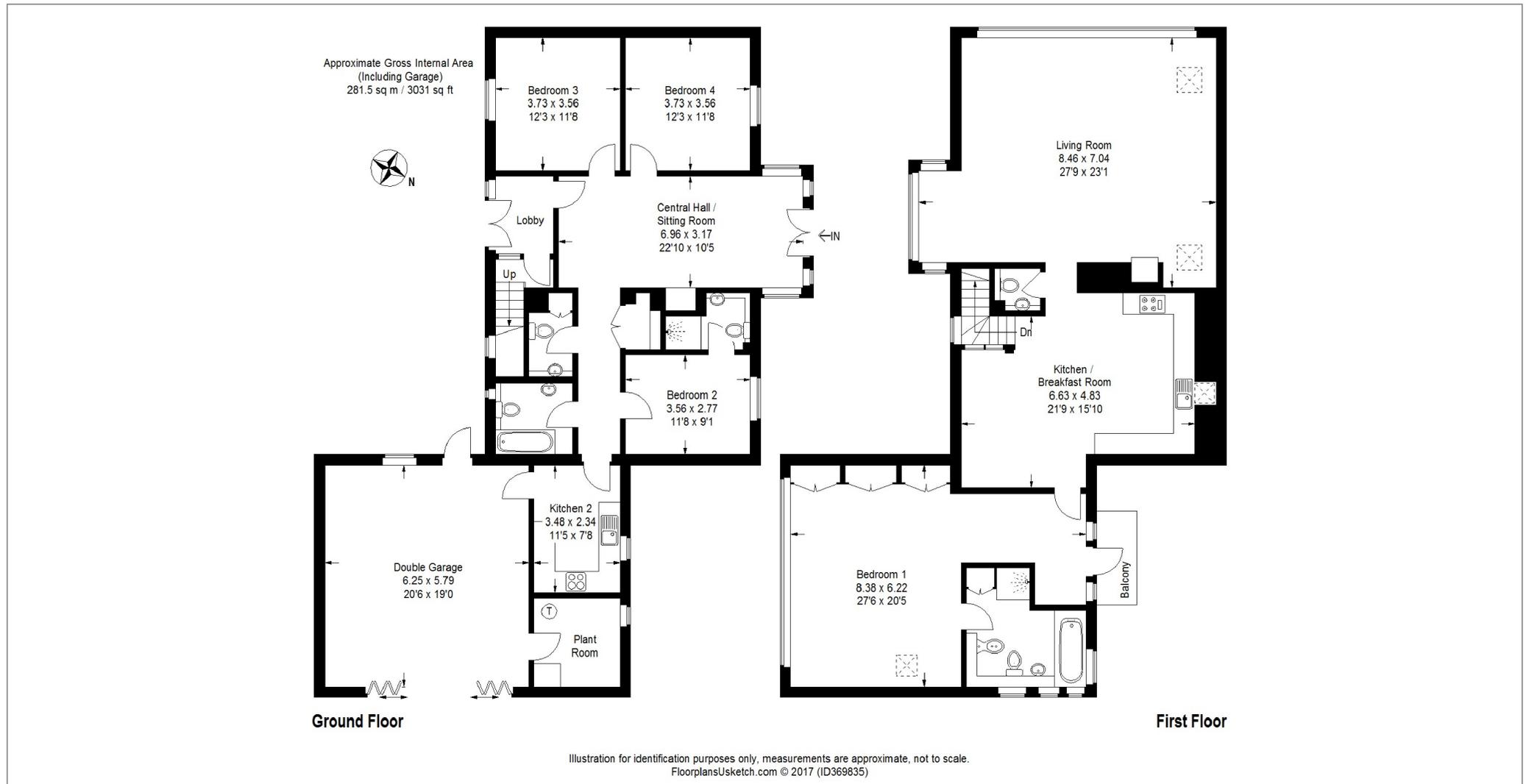
## GARDENS AND GROUNDS

Hidden from view on a sleepy country lane by a high whetstone wall and hedging that pauses for two five-bar gates that open on to an expansive area of gravelled parking which leads on to the property's integral, twin garage. The remainder of the front garden has been landscaped to create a Piet Oudolf inspired garden with grasses and flowers planted around specimen trees. The paved sun terrace acts as a path to the front door, continuing around both sides to the larger rear garden bordered by a mixture of mature trees and fencing affording a great deal of privacy. The rear has been laid mainly to lawn yet incorporates a summer house, greenhouse and several raised plant beds ideal for growing vegetables. Beyond the curtilage of the rear garden is a large pond.

## DIRECTIONAL NOTICE

On the A38 find the Trerulefoot roundabout, this is the first roundabout after Saltash (heading west) or the first roundabout after Liskeard (heading East). Take the turn off the roundabout onto the A374 towards Torpoint and Looe. Go down hill about 1.4 miles then turn right onto A387 towards Looe and Polperro. At the top of the hill turn sharp left just before the road starts to fall again, signposted Narkurs and Downderly. After about .5 mile turn soft right up the hill to the right side of the cream house with cartwheels on it. At the top of the hill turn soft right again, Maidenhayes is then the first house on the right, about .5 mile along, entrance just past a stand of trees.





These particulars are a guide only and should not be relied upon for any purpose.



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