



Crellas

Seaton Park, Seaton, Cornwall

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A striking contemporary home with a self-contained apartment, set in a spectacular position with panoramic coastal views

Built in 2018 and only 120 metres to the beach, this impressive four bedroom home enjoys an additional self-contained two-bedroom apartment, landscaped gardens of over 0.5 acres, ample parking, double garage, excellent eco credentials and incredible sea views.



3 RECEPTION ROOMS



6 BEDROOMS



4 BATHROOMS



DOUBLE GARAGE & OUTBUILDING



LANDSCAPED GARDEN & BALCONIES



FREEHOLD



COASTAL VILLAGE



**4721 SQ FT
438 SQ M**



**GUIDE PRICE
£1,950,000**



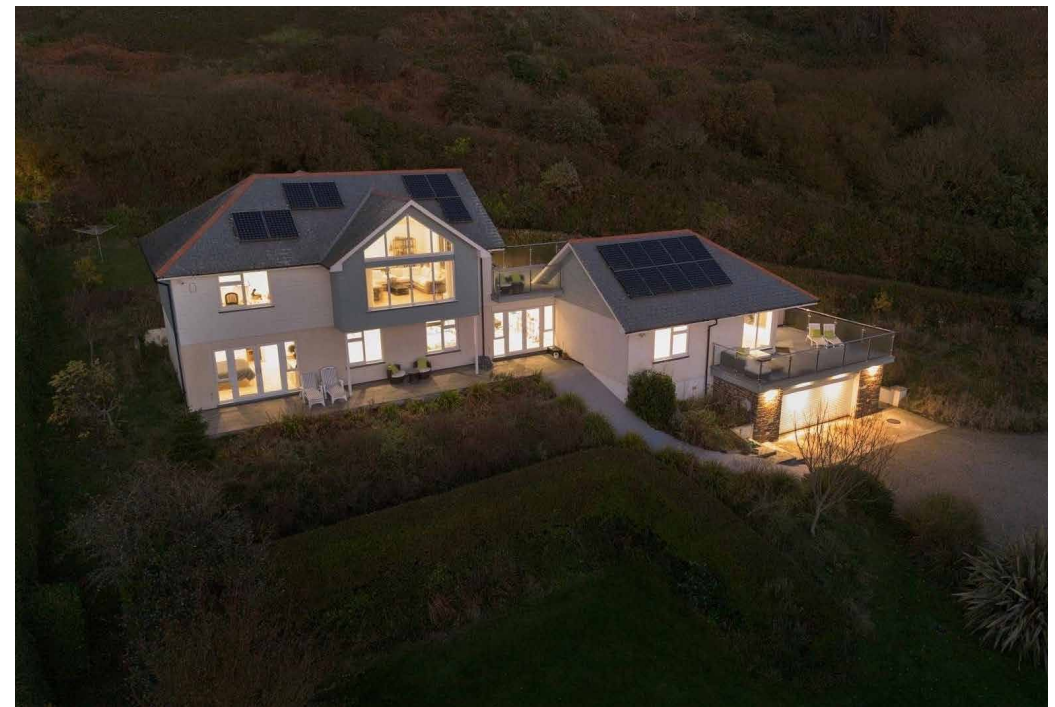
The property

Designed with space, light and modern living in mind, the main residence unfolds around an impressive open plan living/dining area which features a vaulted ceiling and full height apex windows that fill the room with natural light, perfectly framing the superb coastal panoramas. The sleek contemporary kitchen, complete with breakfast bar and adjoining utility room, blends functionality with elegant design. A study provides a generous space for home working while on the ground floor a cinema room/gym provides further versatile reception space. Also on the ground floor are four well proportioned bedrooms including the principal bedroom which benefits from an en suite bathroom and direct access to a paved terrace. This floor is also served by a family bathroom.

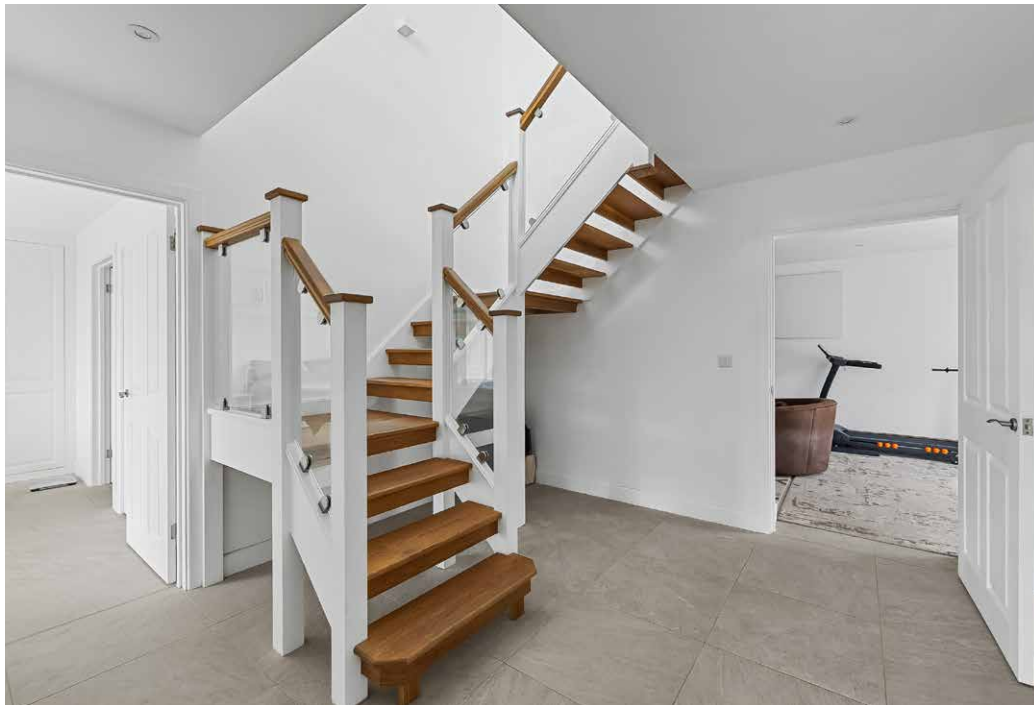
The property benefits from a self-contained apartment on the ground floor offering further beautifully presented accommodation. The apartment comprises an open plan sitting room/kitchen with French doors that open onto a balcony, a shower room and two double bedrooms.

The apartment is currently run as a successful holiday let providing income potential as well as opportunities for multi-generational living. The apartment could also be integrated back into the main house accommodation creating a large family home. Designed with impressive eco credentials, the property promotes optimal efficiency, sustainable living and a healthy living environment. Features include:

- Infra-red heating system using around one-third the energy of conventional heating
- 7.2 kW solar panels with Tesla battery storage and an annual income from generation
- Over 100 low-energy LED lights (total demand just 500W)
- High levels of insulation and low air permeability
- Heat exchange ventilation system ensuring fresh, filtered air with minimal heat loss









Outside

Set on a sizeable plot of over half an acre, Crellas is surrounded by beautiful, landscaped gardens and enjoys a slightly elevated position with incredible views out to sea. Within the gardens there is a wildflower meadow, a croquet lawn and a variety of fruit trees including kiwi, fig, mulberry, cherry, plum, pear and apple, all bordered by mature hedgerow providing much privacy. The property benefits from two generous balconies and a large, paved terrace providing excellent space for al fresco dining and entertaining and an ideal spot for relaxing and taking in the coastal views. The property is approached via a gated driveway providing ample parking space for multiple vehicles and access to a double garage with substantial undercroft storage. There is also access to a detached chalet with water, electricity and mains drainage which is currently used for water sports storage offering exciting development potential subject to obtaining the necessary planning consents. At the end of the garden there is direct access onto Seaton Country Park offering riverside and woodland walks, a sensory garden and nature reserve.

Location

Referred to as the Cornish Riviera, this sometimes overlooked picturesque coastline is totally unspoilt with its winding lanes, small villages and pretty coves. The area is particularly attractive to those who enjoy the outdoors with many beaches and deep water moorings

within striking distance from the property, while Whitsand Bay Links golf course is also close by with its challenging holes overlooking the Atlantic coastline as well as Mount Edgcombe Country Park, an 800 acre area of coastal woodland and open hillsides. Seaton Beach is dog friendly and is popular with surfers, kayakers and paddleboarders while Seaton village offers excellent amenities with a welcoming pub, bistro, café, primary school, doctors' surgery, and a range of community activities. Portwrinkle is also close by and has a small harbour with two beaches and a beach café serving traditional Cornish food as well as the popular harbour town of Looe. The historic naval port of Plymouth is 14 miles away via the Torpoint ferry and offers extensive cultural, recreational and educational facilities including three theatres, Drakes Circus shopping centre, many sporting facilities and a fine university. The Barbican area has retail art galleries, numerous bars and eating places including the Barbican Kitchen. Local schooling is also extensive with a good number of schools in the area, most notably Plymouth College. The property enjoys excellent communication links: the A38 Devon Expressway gives access to major towns and to the national motorway network, whilst Exeter Airport and Cornwall Airport Newquay offer a number of flights to domestic and international destinations. Regular rail services to London Paddington (from 3 hours 37 minutes) and west deep into Cornwall are available directly from St Germans station. Regular Public and Community bus service.



Distances

- Portwrinkle 3.9 miles
- St Germans train station just over 6 miles with free parking
- Looe 5.4 miles
- Torpoint Ferry 10.4 miles
- Plymouth city centre 14 miles (via ferry)
- Cornwall Airport Newquay 35.9 miles

Nearby Schools

- St. Nicholas C of E Primary School
- St Germans Primary School
- Torpoint Community College
- Devonport High School
- Plymouth Independent College
- Mount Kelly







The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 3,116 sq ft (289 sq m)
Garage building internal area 1,376 sq ft (128 sq m)
Chalet and Plant Room internal area 248 sq ft (21 sq m)
Balconies external area 831 sq ft (77 sq m)
Total internal area 4,721 sq ft (438 sq m)
 For identification purposes only.

Directions

PL11 3JF

what3words: ///expose.computers.tricks

General

Tenure: Freehold

Local Authority: Cornwall Council

Mobile and Broadband checker: FULL Fibre Internet up to 1 Gps. Further information can be found here <https://checker.ofcom.org.uk/en-gb/>

Services: Mains electricity, water and drainage.

Council Tax: Band E. Apartment: Business rate exempt.

EPC Rating: B

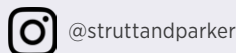
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