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THE OLD POST OFFICE, SEATON PARK, SEATON, TORPOINT, CORNWALL, PL11 3JF

OFFERS IN EXCESS OF £950,000









Luxurious and beautifully presented seaside house with studio/games room in a coveted location on the glorious Cornish Riviera and only 250 yards from Seaton Beach. About 2206 sq ft, Sitting Room, Garden Room, Bespoke Kitchen (Treyone), Dining Room, Laundry, Study/Bed 5, 4 Bedrooms (2 Ensuite), Shower Room/WC, Driveway, Carport, Garage/Workshop, Studio, Sunny Sea Facing Gardens.

BEACH 250 YARDS, LOOE 6 MILES, FOWEY 16 MILES, PLYMOUTH 12 MILES, EXETER 64 MILES

LOCATION

The Old Post Office is enviably situated in a prized, near beachside position only a short walk (250 yards) from Seaton Beach, the beautiful riverside pathways of Seaton Countryside Park (50 yards) and the South West Coast Path, all providing boundless leisure opportunities.

Whitsand Bay is officially designated a Marine Conservation Zone noted for the abundance of marine flora and fauna. The village also lies within an Area of Great Landscape Value.

Seaton and its neighbour Downderry have a primary school (rated "good" by Ofsted), restaurant, beachside public house, church, well stocked community shop and also a doctors' surgery. Similar facilities are available at St Germans, which also has a main line railway station providing a useful commuter link to Plymouth (Plymouth to London Paddington 3 hours). Seaton also has a Countryside Park with riverside and woodland walks.

Golf is available at Portwrinkle, St Mellion International Golf Resort, or Looe Bindown. The South West Coast Path is accessed nearby with parts of the neighbouring coastline in the ownership of the National Trust. Downderry beach has a slipway and offers the opportunity to keep and launch boats (by permit). Seaton Beach benefits from a RNLI Lifeguard station during the summer.

The sailing waters of the area are favoured by yachtsmen and deep water moorings are available on the Rivers Lynher and Tamar at St Germans, Saltash and Fowey/Polruan in addition there are fabulous marinas with first class amenities in Plymouth. Saltash has a Waitrose store on its northern outskirts and the city of Plymouth offers an abundance of facilities centred around the historic and fascinating waterfront areas of the Barbican and Hoe. The Tamar Valley Area of Outstanding Beauty, the famous surfing beaches of North Cornwall, historic country houses and many other places of interest lie within an easy drive.

Nearby the villages of Kingsand and Cawsand (9 miles) both have a welcoming community, are home to the Rame Gig Club and are well equipped with a variety of local shops, pubs and restaurants together with a sailing club and other facilities. The Rame Peninsula is relatively little known, often described as 'Cornwall's forgotten corner', forming part of the Cornwall Area of Outstanding Natural Beauty with quiet beaches and outlined by the South West Coastal Path which can be accessed only about 600 metres south of the property. The Mount Edgcumbe Country Park, an 800 acre area of coastal woodland and open hillsides, is possibly one of the most beautiful and varied locations of Cornwall, lies only 11 miles distant.























DESCRIPTION
The Old Post Office comprises a detached south west facing house, close to the beach and thoughtfully designed so that each of the principal rooms take full advantage of the awe inspiring and uninterrupted views over the beach and azure waters of Whitsand/Looe Bay. A studio in the garden presents opportunities for work from home or other amenity/overflow accommodation space. The house benefits from full double glazing with oil fired central heating and has various unique and bespoke features including a bespoke kitchen (by Treyone Kitchens) with Miele appliances and Quooker tap.

The accommodation extends to about 2206 sq ft over two floors and briefly comprises as follows - GROUND FLOOR - 15' Reception Hall with Cloakroom/WC off - 19' Sitting Room with wood burner being open plan to the 14' Triple Aspect Garden Room with wide folding doors to the Sea Facing Terrace - 17' Kitchen/Breakfast Room with direct access to the Terrace and open plan to the 14' Dining Room again with sliding patio door to the Terrace - Laundry Room - Study/Bedroom 5 - Bedroom Suite comprising bedroom with patio doors to terrace, Ensuite Shower Room/WC and a large Dressing Room - FIRST FLOOR - 19' Principal Bedroom with two Juliet Balconies - 2 Further Double Bedrooms (1 Ensuite) - Shower Room/WC - Walk In Wardrobe/Box Room.

OUTSIDE
A brick paved drive provides ample parking with wide carport to the large garage/workshop with electric door and EV charger point.

The gardens lie on the south west side of the house with uninterrupted sea views. Direct access from the principal living spaces provides a seamless transition between indoors and outdoors with over 200 square metres of granite paving creating the perfect environment for al fresco dining and entertaining. The gardens are landscaped for ease of maintenance with wide terraces comprising sweeping lawned areas and established trees and shrubs providing a private and sheltered environment.

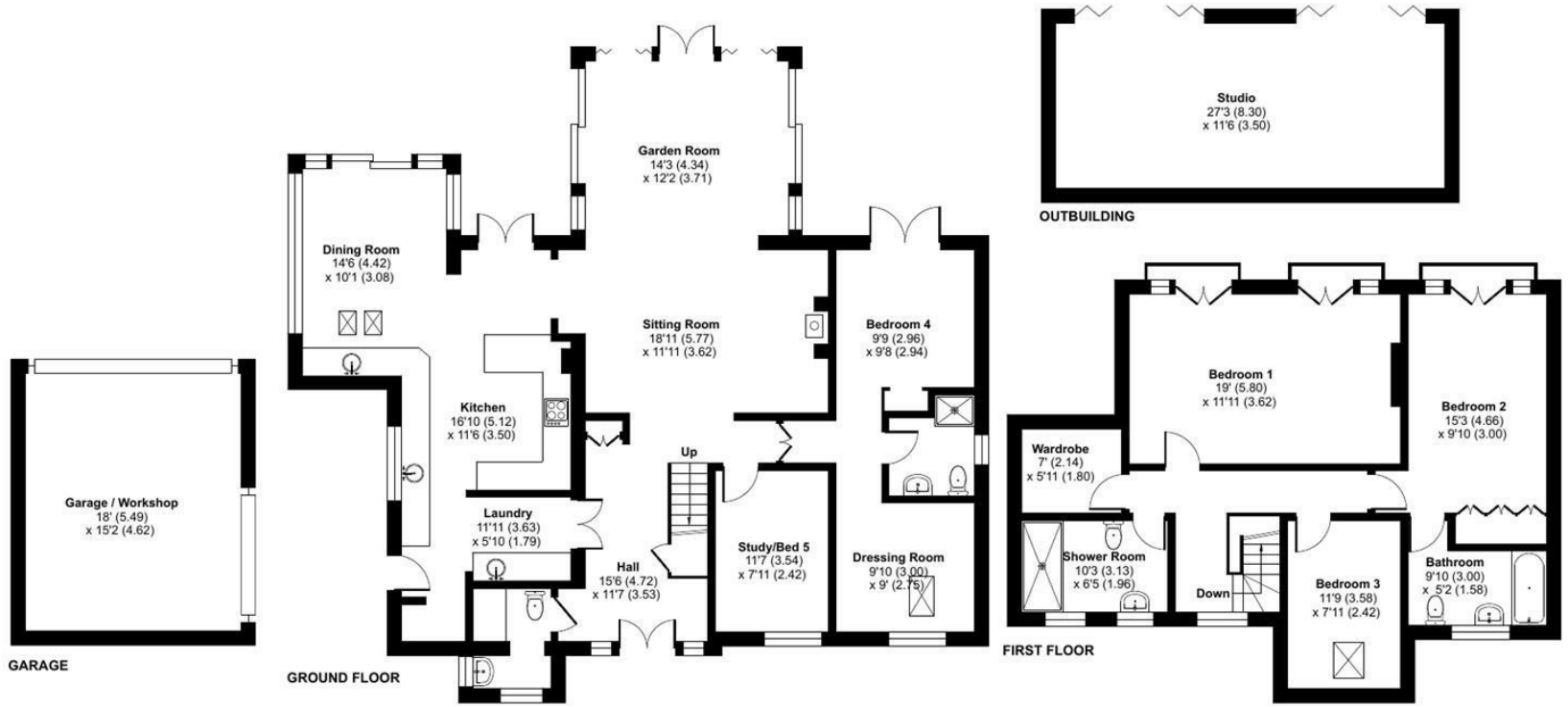
The Studio extends to about 313 sq ft and benefits from two sets of folding doors, this building is perfect for use as a games/play room and equally suited as work from home space, gymnasium or indeed as overflow guest accommodation.

EPC RATING - D, COUNCIL TAX BAND - F
SERVICES - Mains water, electricity and drainage. Oil fired central heating.

DIRECTIONS
Using Sat Nav - Postcode PL11 3JF - the property will be found immediately on the left at Seaton Park Road.

The Old Post Office, Seaton Park, Seaton, Torpoint, PL11

Approximate Area = 2206 sq ft / 204.9 sq m
Garage = 273 sq ft / 25.3 sq m
Outbuilding = 313 sq ft / 29 sq m
Total = 2792 sq ft / 259.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Scott Parry Associates. REF: 1480951

These particulars should not be relied upon.

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