

# Treliddon Heights

DOWNDERRY - CORNWALL

A SUPERB COASTAL DEVELOPMENT  
OF 14 LUXURY 5 BEDROOM HOMES  
WITH SEA VIEWS





## A Truly Cornish Seaside Lifestyle

Overlooking the beautiful waters of Whitsand Bay, Downderry is a summer favourite for many kinds of water sports, including swimming, sea canoeing, sailing, windsurfing and fishing. It is still a working fishing village, so you can purchase mouth-wateringly fresh crabs and lobsters locally.

During the rest of the year, Downderry returns to peace and tranquillity, enabling relaxation and escape from the hustle and bustle of today's demanding lifestyle.

Simply take a stroll along the quiet beach, visit the Inn on the Shore for a drink or something to eat from the menu, or treat yourself to a meal at the superb blue plate Restaurant in the village centre, where you can enjoy delicious fresh local produce.

The village also has a post office and general stores, and a small primary school with less than 100 pupils. There are five further primary schools less than five miles away and secondary schools are at East Looe, Liskeard and Torpoint.

## Convenient

Trelidown Heights is within easy reach of a wide variety of leisure activities. There are several golf clubs close by at Whitsand Bay, St. Mellion and Looe.

Plymouth City has now become recognised as one of the UK's most important water sports centres, hosting a number of world class yachting events, and the sheltered waters of Plymouth Sound, Torpoint and the River Tamar offer superb sailing in beautiful surroundings.

The National Marine Aquarium and the Plymouth Theatre Royal are close to the city centre.

The superb Cornish coast and countryside are literally on your doorstep. Tucked away you will find charming little villages with friendly local pubs, harbours steeped in smuggling legends, hidden coves and creeks and beautiful broad sandy beaches. There is the whole of the South West Coastal Footpath to explore, the Camel Trail cycleway to enjoy and just across the border in Devon, Dartmoor offers 365 miles of glorious uninterrupted walking, with its high tors, sheltered valleys and ancient prehistoric remains.

Travel connections are excellent. Plymouth is reached via the A38 across the Tamar Bridge, or via the Torpoint Ferry. From Plymouth the intercity train to Paddington takes approximately 3.5 hours.

Plymouth also has an airport, and an international ferry port with regular sailings to France, Spain and Ireland. Intercity trains can also be caught at Liskeard in Cornwall.

The nearest main line station is in the picturesque village of St. Germans 5 miles distant.



## 14 LUXURY DETACHED PROPERTIES WITH SEA VIEWS

Treliddon Heights represents an opportunity to live a truly Cornish Seaside Lifestyle.

Development of the first 2 detached 5 bedroom family homes is now commencing, below is a computer generated impression of one of the homes in-situ.

These special new homes are priced from £375,000. There are also two options to the build of the homes:

### Option 1

The top floor leisure area can be converted to accommodate two additional bedrooms with en-suite bathrooms.

### Option 2

The ground floor can be converted to a one bedroom self contained apartment which provides the potential for a rental income as either a permanent let or as a seasonal holiday let.

**Both options will cost an additional £20,000**



### Kitchens

- Choice of kitchen designs and coordinated worktops
- Tiled glass up-stand along worktop
- Inset 1.5 bowl sink and drainer
- Mixer taps
- Low voltage spotlights

### Integrated appliances

- Stainless steel double oven
- Ceramic hob
- Stainless steel extractor canopy

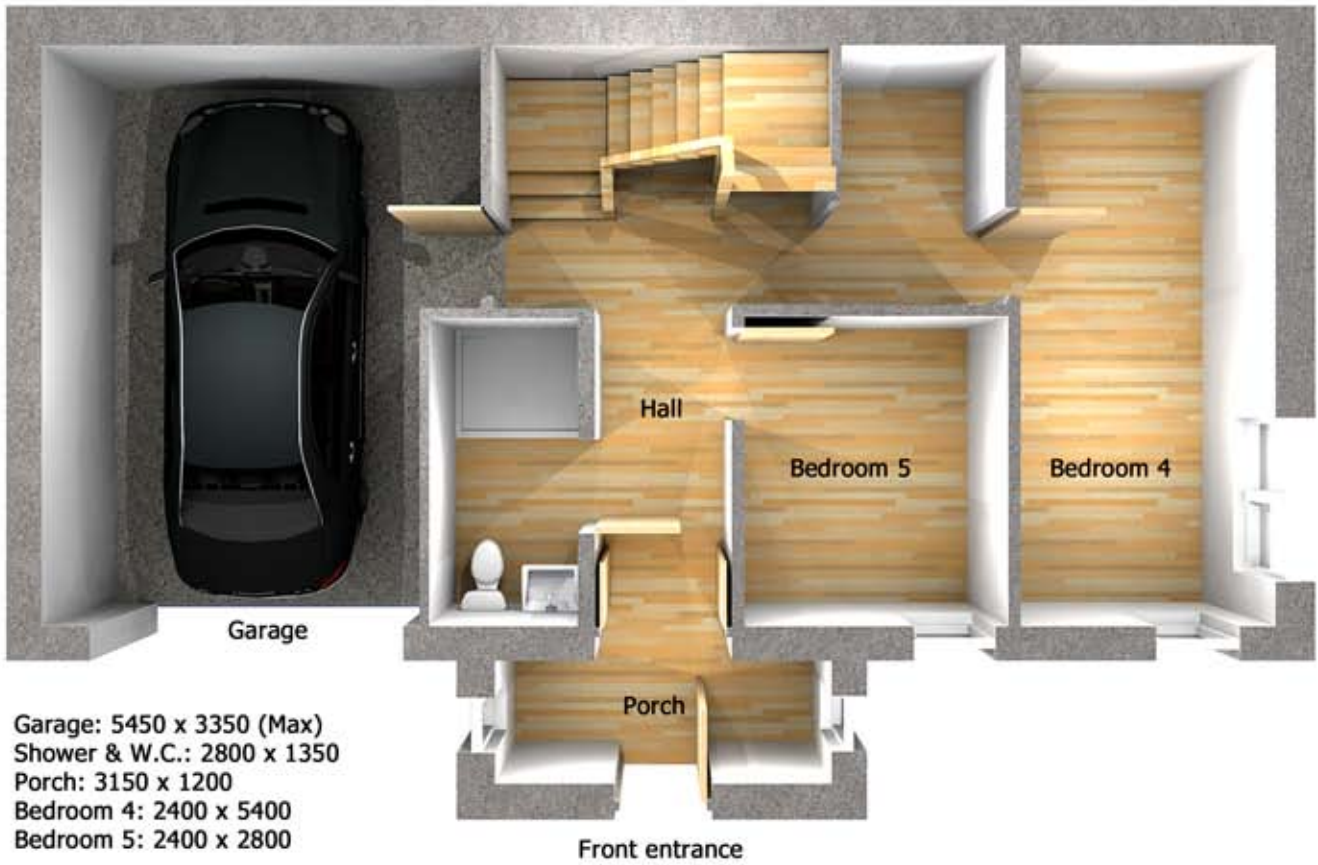
### Interior finishes

- Energy efficient electric central heating
- Light oak veneer or similar internal doors
- Brushed chrome style ironmongery
- Choice of floor covering to kitchen
- Smooth ceilings
- Woodwork finished in white satin paint
- Double glazing
- Bi-Fold doors to balcony
- External lighting to front and rear
- Terraced rear gardens

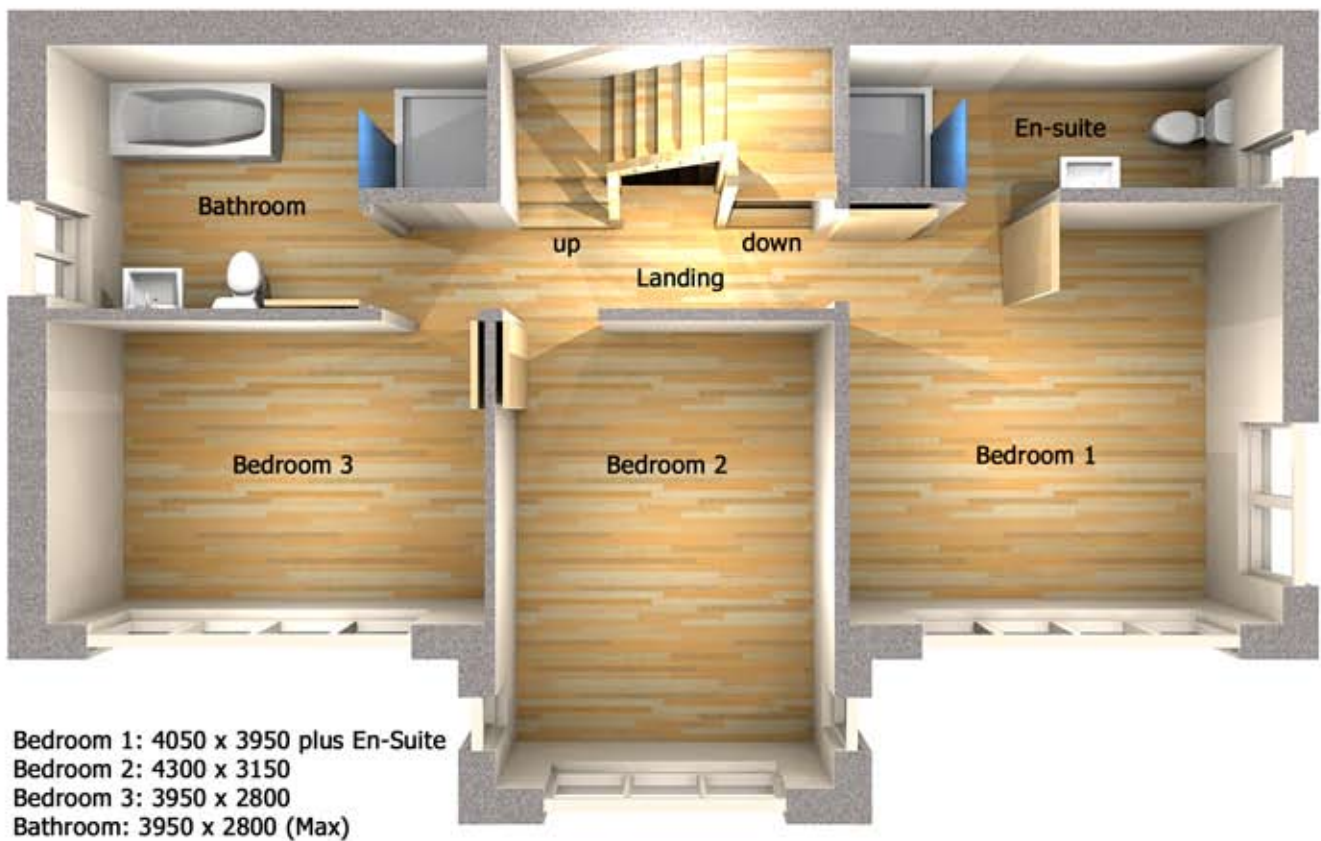
### Bathrooms

- Contemporary white sanitary ware
- Choice of floor covering
- Choice of ceramic wall tiles
- Shaver points
- Electric showers with glazed shower screens

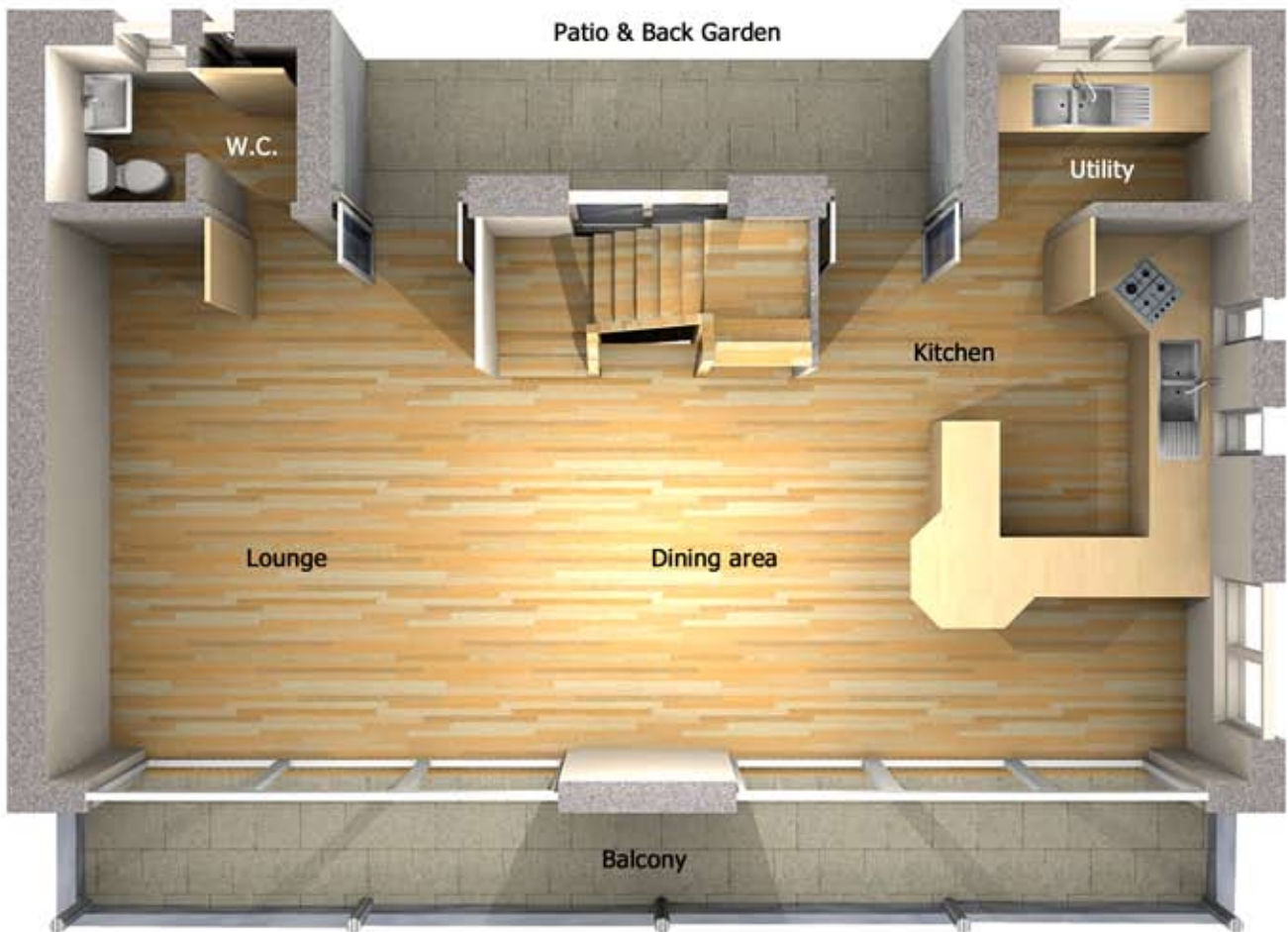
## Ground floor



## First floor

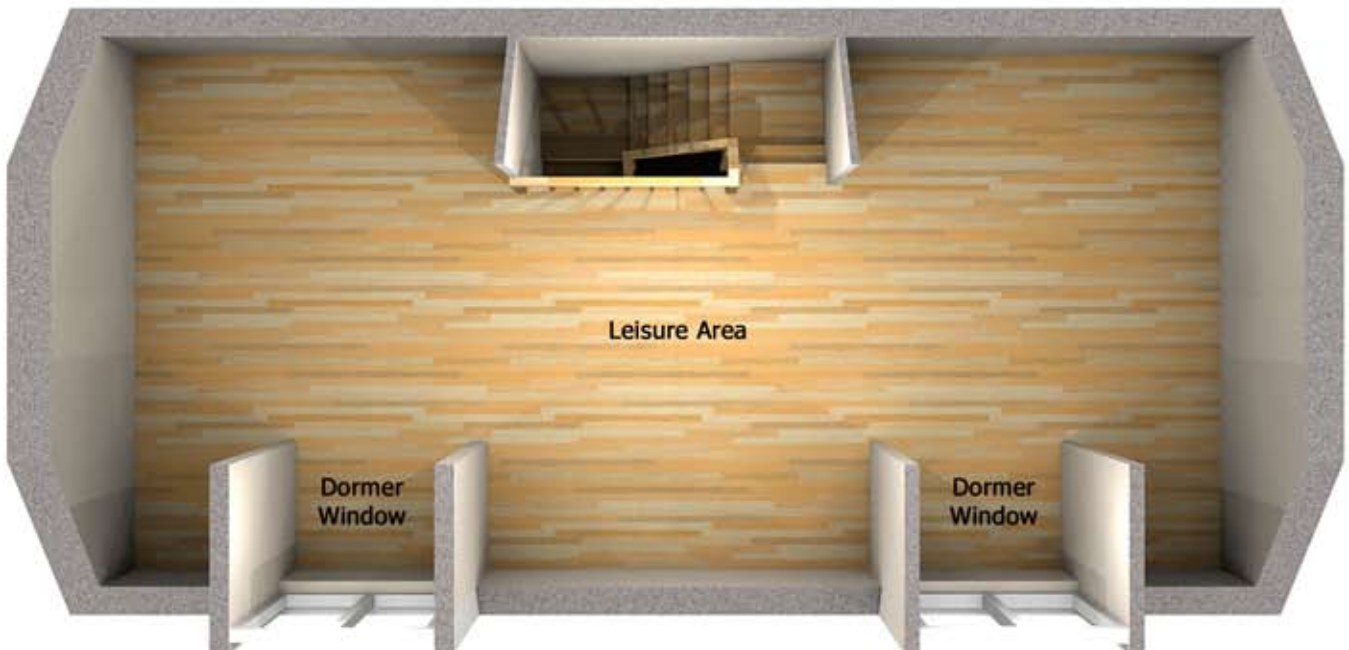


## Upper ground floor

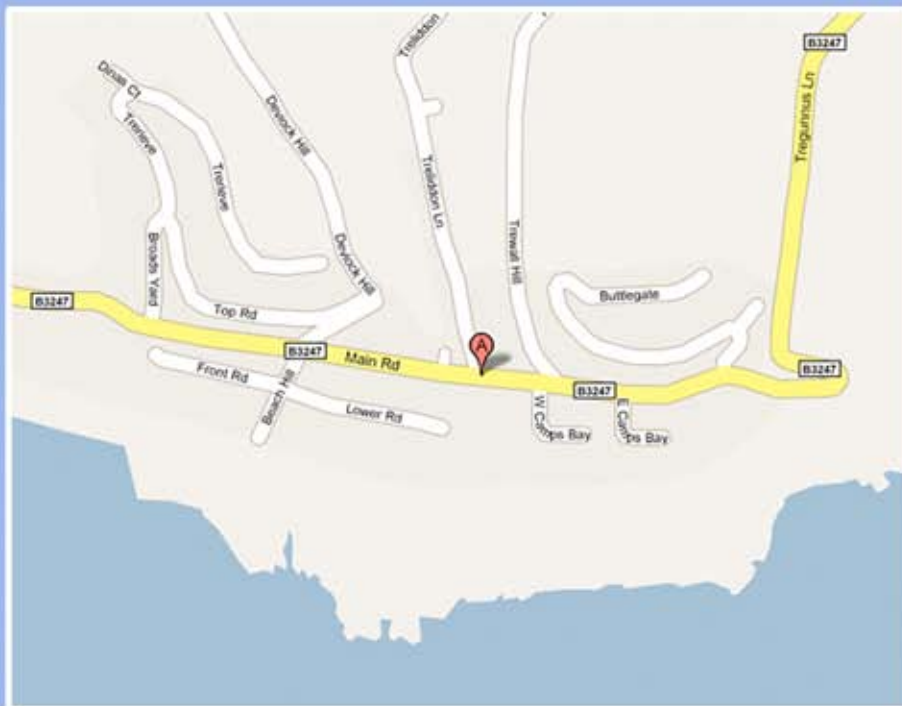


Lounge, Dining Area and Kitchen: 11500 x 5400 (Max)  
Also features: W.C. / Cloakroom and Utility Room

## Top floor



Leisure Area: 11500 x 5400 (Max)  
11500 x 2700 at 2 Meter Room Height



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