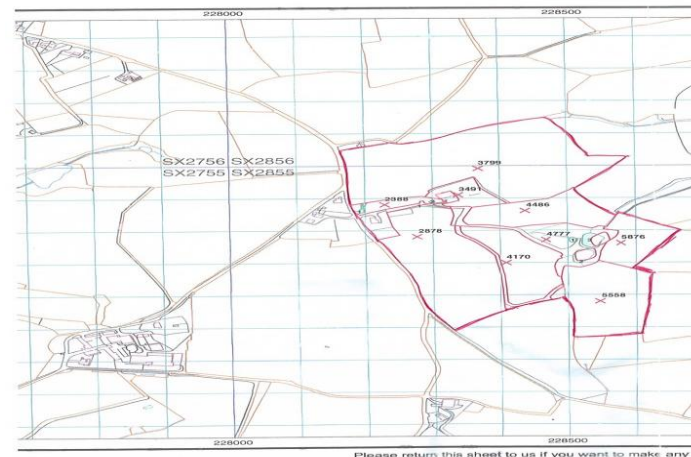




No Mans Land, Looe, Cornwall PL13 1QR

Caravan and touring park with five static caravans, spacious five bedroom detached bungalow set in 52 acres and large detached agricultural barn set within gently rolling countryside and three lakes. The south coast is close by.

Guide Price Guide Price £1,200,000



Property Description

This property is situated a few miles inland from the south coast, three miles from Looe and south of Liskeard and the A38 approx. six miles.

Description An impressive established caravan site with a selection of static vans, licence for 5 motor homes, 5 caravans, with potential for further expansion subject to further planning with a 5 bed detached bungalow located close to the south coast of Cornwall, and with far reaching views out over the beautiful rolling countryside of East Cornwall.

The whole site comprises 52 acres, three attractive, stocked lakes, ideal for fishing. And lovely fields that are put mainly to grass. The bungalow has well portioned and spacious oil fired centrally heated accommodation, that briefly comprises, Refitted kitchen, Dining room, large sun room, Lounge, and master bedrooms with ensuite shower, four further double bedrooms, and large family bathroom. Outside there are gently sloping gardens laid mainly to lawn, and from almost every part of the garden are views out over rolling countryside or its own fields. The property is accessed via its own drive, leading to the turning parking area. site For Sale,

The site benefits from a laundry room and showering and toilet facilities. A large agricultural building, that may have potential for a residential conversion subject to planning approvals.

The site has the potential also to extend the site with more lodges as the site has been landscaped with this in mind.

The views from the site are extensive and there is a large, almost level field at the top, ideal for pet owners or could be split to an play area /pets in another.

Accommodation Front door to:-

KITCHEN - 13' x 11'9". A lovely and recently refurbished kitchen. Extensive range of base units with work tops and splash backs. Plumbing for washing machine. Single drainer stainless steel sink unit with mixer taps. Built-in cooker and four ring electric hob. Various wall units. Window to rear and side. Oil fired boiler. Brick archway to:-

DINING ROOM - 11' 7" x 11'9". Window to side with rural views. Panelled radiator. Double doors to:-

SUN LOUNGE - 29' x 9'7". Four large double glazed windows with extensive rural views over rolling countryside. Three panelled radiators. Sliding patio doors to garden. Sliding doors to:-

LOUNGE - 17'2 " x 12'4". Fireplace with wood burning stove. Stone surround. Mantel shelf and plinths to either side. Panel radiator and telephone point.

INNER HALL -

FAMILY BATHROOM - Fully tiled floor and walls. Comer shower cubicle with electric shower. Panelled bath. Pedestal wash hand basin. Low level W.C. Heated towel rail. Obscure window to rear.

REAR HALLWAY - Door to rear. Electric meters and trips. Airing cupboard with insulated cylinder.

BEDROOM ONE - 11'9" x 12;8". Window to front elevation. Panelled radiator.

BEDROOM TWO - 9'9" x 10'6" Window to rear elevation. Panelled radiator.

BEDROOM THREE - 7'6" x 9'7". Window to front and panelled radiator.

BEDROOM FOUR - 9'6" x 11'5". Window to rear and panelled radiator.

BEDROOM FIVE (MASTER) - 11'10" X 13' . With window to front elevation with lovely views.

EN SUITE - Comprising of W.C. Wash hand basin. Shower cubicle with electric shower.

OUTSIDE
LARGE DETACHED GARAGE

GARDENS - Formal gardens of approx. 1 acre generally level with 'haha' wall down to a further lower lawned area.

LAND -



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Reference:
Polborder

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