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WEREHAM COTTAGE PARKERS CROSS, LOOE, CORNWALL, PL13 2NF

GUIDE PRICE £675,000







CLOSE TO TALLAND BAY - A individual detached south facing house offering spacious and versatile family accommodation, with super views over unspoilt countryside and the coastal waters of the English Channel. About 3173 sq ft, Reception Hall, 28' Sitting Room, 18' Kitchen/Breakfast Room with electric AGA, 15' Dining Room, Laundry Room, 4 Bedrooms (1 Ensuite), 28' Media/Playroom, Private Drive, Ample Parking, Double Garage, Extensive Gardens, About 0.5 Acre.

TALLAND BAY 1.5 MILES, POLPERRO 3 MILES, LOOE 2 MILES, PLYMOUTH 24 MILES, FOWEY 8 MILES





## LOCATION

Wereham Cottage lies in an accessible rural location, close to the beach and approximately 2.5 miles from the self-contained village of Pelynt which has village shops, butchers, post office, garage, well respected public house and church catering for most day to day needs. A regular bus service passes near the property. There are primary schools at Pelynt and Polperro and a primary and secondary school at Looe.

The historic town of Looe has a working fishing harbour, boasts a thriving tourist industry and is also popular with boating enthusiasts. The town provides a wide range of shopping and community facilities, together with award winning restaurants. On the edge of the town is a branch line station linking with the main line at Liskeard (Plymouth to London 3 hours).

Golf is available at Portwrinkle, St Mellion International Golf Resort, or Looe Bindown. 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. Saltash has a Waitrose store and the city of Plymouth offers an abundance of facilities centred around the historic and fascinating waterfront areas of the Barbican and Hoe. The ferryport provides regular crossings to France and Northern Spain.

The Tamar Valley AONB, the surfing beaches of North Cornwall, historic country houses and many other places of interest lie within an easy drive. The Rame Peninsula (visible across the Bay) 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. 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

The south Cornish coast is only 2 miles distant with its beaches and popular bathing/sailing waters easily accessible at Talland Bay, Looe, Polperro and Polruan by Fowey. Sporting facilities in the area are numerous with a sports centre in Liskeard together with golf available at Bindown, near Looe and at the renowned St Mellion International Golf Resort. Boating, sea fishing and other water sports are available nearby, together with excellent walking and bathing all along the south coast, large parts of which are in the ownership of the National Trust.

There is a main line railway station at Liskeard (Plymouth to London Paddington 3 hours) together with a cross channel ferry port with regular services from Plymouth to France and Northern Spain.











## DESCRIPTION

Wereham Cottage comprises an individual detached house in a prized rural setting close to Talland Bay and the iconic coastal areas of Looe and Polperro. The property has a fabulous south aspect with wonderful views over unspoilt farmland and incorporating the coastal waters of the English Channel. Our client gained planning permission in July 2021 for creation of proposed dormers and balcony to the south east elevation and copies of the plans and planning permission are available by email from Scott Parry Associates or by visiting the Cornwall Council Online Planning Portal and using application number - PA21/04481

The property benefits from full double glazing, lpg gas central heating and will be found to be beautifully presented throughout.

The accommodation extends to about 3173 sq ft and briefly comprises - **GROUND FLOOR** - Porch - Reception Hall - 18' Kitchen/Breakfast Room with electric AGA and AEG appliances including hob, coffee machine, double oven and combi together with polished quartz surfaces and porcelain tiles - open plan to 15' Dining Room with dual aspect views and porcelain tiles - 28' Sitting Room with fabulous south aspect and sliding patio door to garden - Laundry Room - 3 Bedrooms (2 double, 1 single) - Luxurious Family Bath/Shower Room with vanity unit, remote control shower and double ended bath - Cloakroom/WC - **FIRST FLOOR** - 23' Principal Bedroom with super views and having a fitted Dressing Room and Ensuite Bathroom - 28' Games/Media Room also suited to use as a Study or work from home space or perhaps as a second sitting room or guest suite.

## OUTSIDE

A entrance drive (owned by neighbouring farmer but with right of way over in favour of Wereham Cottage) leads to an ample level parking/turning area for many cars in turn leading to the double garage/workshop with electric doors. A further brick paved drive leads off to the house, convenient for loading/unloading.

The gardens are predominantly lawn front and rear extending to about 0.50 acre and having a south aspect with fabulous views together with an extensive paved patio for barbecues and outside entertaining.

EPC RATING - D, COUNCIL TAX BAND - E

## DIRECTIONS

Using Sat Nav - Postcode PL13 2NF

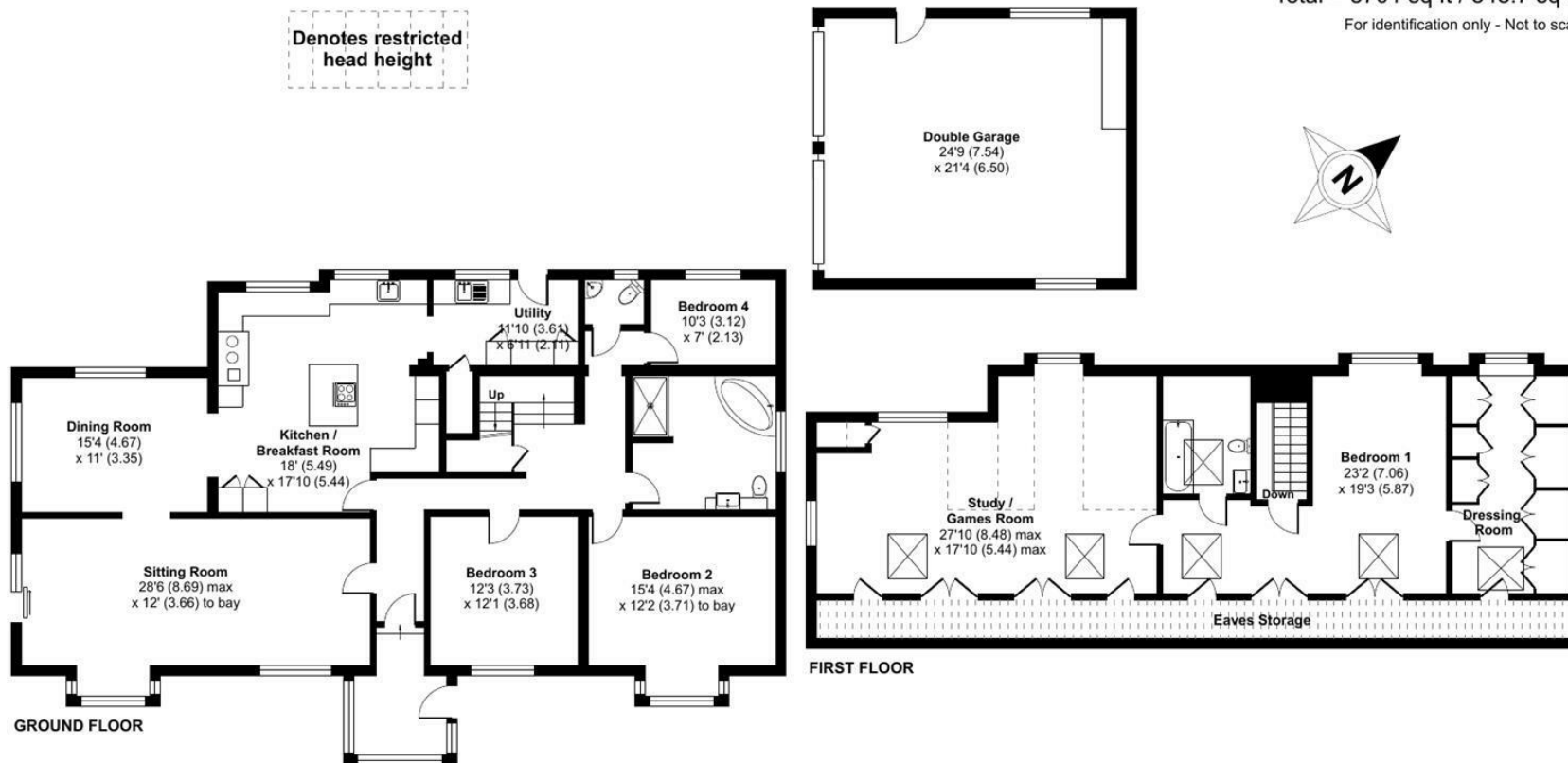


# Parkers Cross, Looe, PL13

Approximate Area = 2814 sq ft / 261.4 sq m  
Garage = 528 sq ft / 33.3 sq m  
Limited Use Area(s) = 359 sq ft / 49 sq m  
Total = 3701 sq ft / 343.7 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Scott Parry Associates. REF: 1060326

These particulars should not be relied upon.