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7 STONERUSH VALLEY LANREATH, LOOE, PL13 2RW

£155,000







MAGICAL RIVERSIDE LODGE - A detached luxury holiday lodge, with lovely views over the river and natural wooded valley, set within the beautiful 28 acre landscape of the private Stonerush Lakes development. About 734 sq ft, 21' O/P Living Room/Kitchen, 2 Double Bedrooms (1 Ensuite), Family Bathroom, Large Riverside Terrace with Hot Tub, Parking. Price includes site fees until 1st February 2025.

TALLAND BAY 7 MILES, POLPERRO 7 MILES, LOOE 7 MILES





## LOCATION

The private 28 acre parkland like estate of Stonerush Lakes which comprises just over 60 individual lodges nestled in a sheltered and hidden valley, close to the south Cornish coast and the pretty village of Lanreath which has a village shop and village hall.

Stonerush Lakes was created by Charteroak who have a reputation for providing first class luxury lodges in superb environments where owners and guests can enjoy memorable holidays and excellent rental income. The site has its own lakeside bar and restaurant which is open to the guests and public.

The nearby village of Pelynt offers a further range of amenities to include a convenience store with butcher, shop with post office, doctor's surgery, primary school, church, hairdressers and the Jubilee Inn.

The historic town of Looe is only 7 miles away has a working 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 railway station which links with the main line at Liskeard (Plymouth to London Paddington 3 hours).

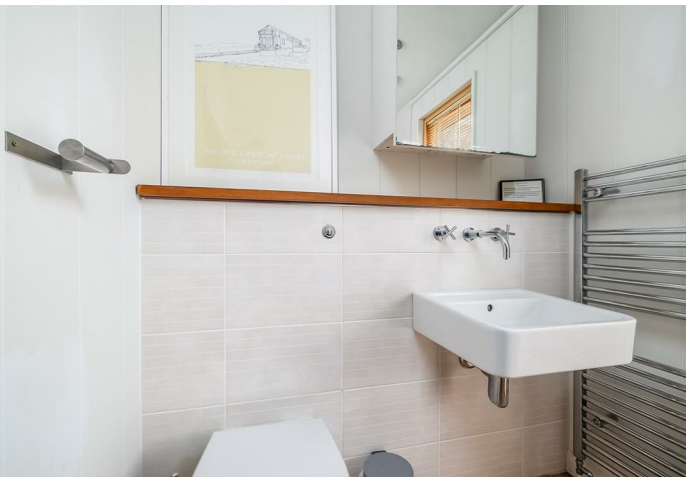
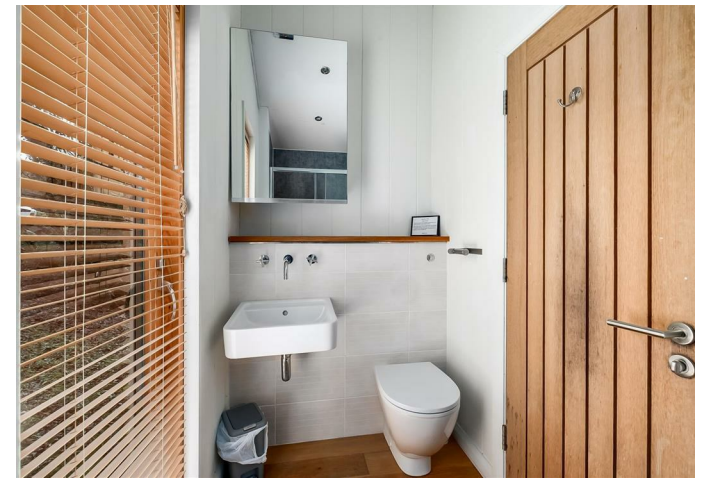
The West Looe River Valley lies within a short walk and is renowned for its quiet lanes, footpaths and bridleways all providing unbridled opportunities for equestrians, nature lovers and outdoor enthusiasts.

The Cornwall Area of Outstanding Natural Beauty lies a short distance to the south with its unspoilt coastal scenery, hidden coves and creeks, with various areas of the coast in the ownership of The National Trust. Nearby, Polperro, Polruan/Fowey and Looe are picturesque, each with their own harbours and fishing fleets. The deep waters of the Fowey estuary are well known to the sailing fraternity. There are nearby golf courses, including St Mellion. Plymouth offers access to cross channel ferry services and there is an international airport at Newquay.

Many of Cornwall's attractions are within easy driving distance, including the Eden Project, The Lost Gardens of Heligan and such National Trust properties as Cotehele and Lanhydrock.











#### DESCRIPTION

The lodge is quietly positioned with a fine outlook over the natural environment of the wooded valley. The position with the sound of the babbling stream and an abundance of observable natural flora and fauna provides a truly immersive and soul soothing environment.

The property has full double glazing and LPG central heating and our client is willing to sell to include furnished and equipped to enable ongoing use as a quality holiday let (excluding any personal items). The property is successfully rented, but the owners currently choose to close it down during the winter months.

The accommodation extends to about 734 sq ft and briefly comprises - Reception Hall - 21' Open Plan Living Room/Kitchen having a dual aspect, two sets of French doors to the terrace - Principal Bedroom (Double) with Ensuite Shower Room/WC - Bedroom 2 (Double) - Family Bath/Shower Room.

#### OUTSIDE

The drive leads to a private parking area adjacent to the lodge. The private west facing balcony/terrace incorporates a sunken hot tub. This terrace provides the perfect spot for alfresco dining and entertaining, the terrace is a fine vantage point with views over the wooded valley with the stream below and fields beyond.

#### HOLIDAY LETTING

The property has been used both as a private holiday home and let through the sites holiday letting agents, currently Sykes. Interested parties are welcome to speak with Sykes to establish the up to date income potential.

#### LICENSE

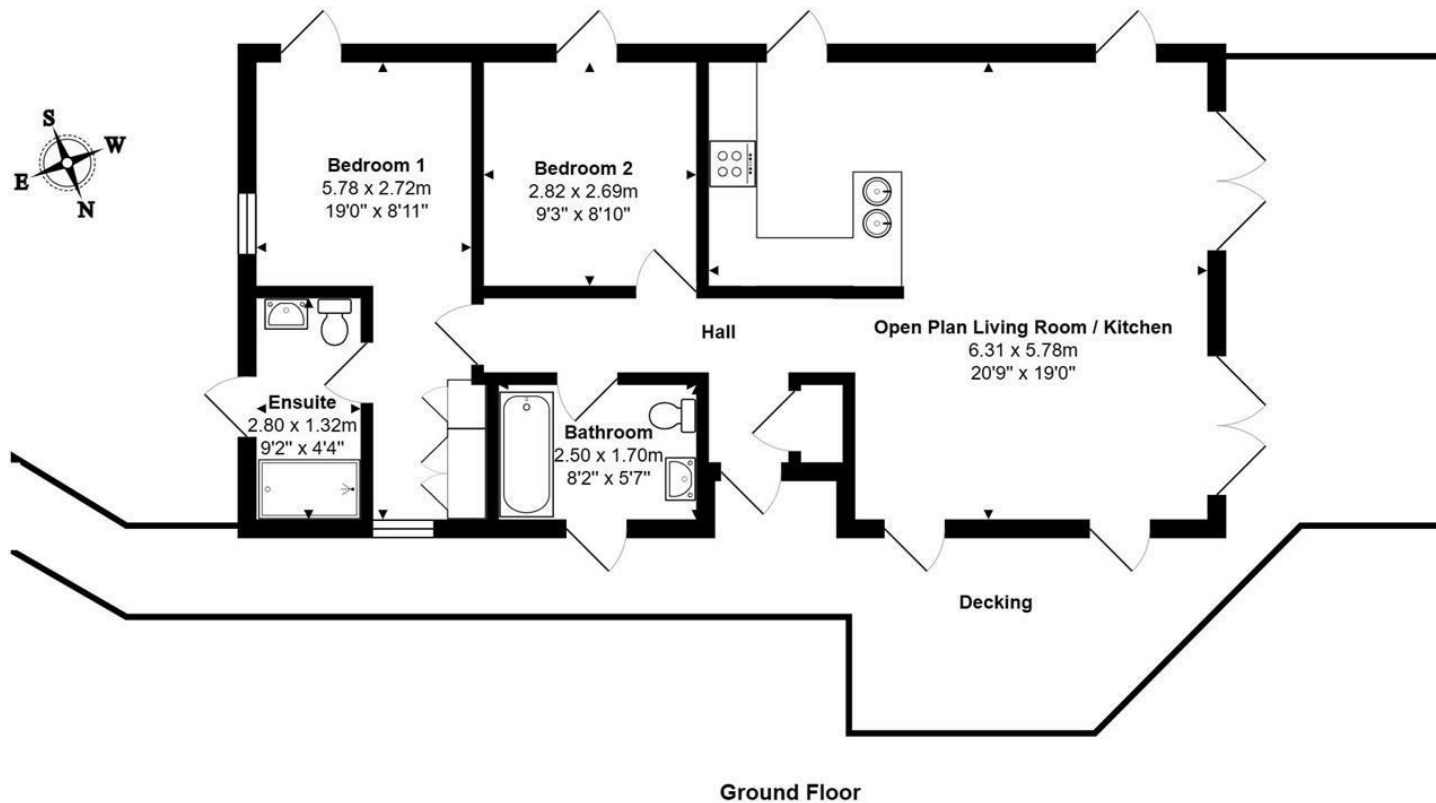
The property is held on a licence with about 117 years left to run (our clients purchased bought 1st Jan 2022 when it had 119 years and 6 months left). The annual fee this year is £3,571.53 +VAT – our clients will also include this in the sale.. The license allows occupation 365 days per year as long as you have a main UK address where you are registered for council tax. The license stipulates that should the owner wish to holiday let then it is required to let through the onsite agents - currently Sykes. Annual Rates Charge for April 2023 – March 2024 was £234.76 + VAT.. Utilities charged separately and the lodge is serviced by private drainage and LPG.

#### DIRECTIONS

Using Sat Nav - Postcode PL13 2RW







Ground Floor

Total Area: 68.2 m<sup>2</sup> ... 734 ft<sup>2</sup> (excluding decking)

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 or tenant. 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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These particulars should not be relied upon.