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COLVASE BARTON WIDEGATES, LOOE, PL13 1QA

PRICE GUIDE £2,000,000





THE PERFECT SMALL COUNTRY SPORTING ESTATE ONLY 5 MILES FROM THE BEACHES OF WHITSAND BAY AND LOOE - Comprising a stunning south facing principal residence with two holiday letting cottages and annexe all perfectly blending character and contemporary features, range of outbuildings including stabling and garaging and beautifully situated within about 36 acres of pasture and woodland with stream frontage. COLVASE BARTON - About 2240 sq ft, 3 Double Bedrooms - COURTYARD COTTAGE - About 660 sq ft, 1 Double Bedroom - VALENTINE COTTAGE - About 896 sq ft, 1 Double Bedroom - THE ANNEXE - About 450 sq ft, 1 Double Bedroom - Over 4054 sq ft of Outbuildings - Gardens.

TREDINNICK FARM SHOP 1.5 MILES, LOOE 4.5 MILES, SEATON BEACH 5 MILES, KINGSAND/CAWSAND 13 MILES, FOWEY 20 MILES, PLYMOUTH 18 MILES, EXETER 60 MILES, NEWQUAY INTERNATIONAL AIRPORT 34 MILES

LOCATION

Colvase Barton lies in an enviable position close to the edge of the Seaton River Valley, with the River Seaton cascading through the valley floor to the beautiful beaches at Seaton and Dowderry only 5 miles to the south. This location is accessible with the A38 only 2 miles to the north, however it is truly rural and there is a wide network of footpaths, bridleways and quiet lanes within the valley providing wonderful opportunities for nature lovers and outdoor/equestrian enthusiasts.

The village of Widegates has a primary school rated "good" by Ofsted. There is also a local farm shop, with popular café at Widegates catering for most day to day needs and the nearby village of Hessenford has a church and popular riverside public house.

The town of Looe straddles the wide river with its long bridge and stone harbourside which remains important today as a commercial fishing facility, with a thriving tourist industry and popular with boating enthusiasts. 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 coastline either side of Looe is beautiful and unspoilt, easily accessible via the South West Coast Path and the substantial areas of ownership held by the National Trust. There are excellent bathing beaches with opportunities for surfing and kayaking etc. In addition there is a fabulous clifftop golf course at Portwrinkle (7 miles) and superb golf and leisure facilities at St Mellion International Golf Resort (14 miles) with its unique 4-star facilities including an AA luxury hotel, leisure centre, Elemis day spa, tennis courts, a European Tour golf course, a brasserie and an award-winning restaurant. For those with boating interests there are a wide range of marinas around Plymouth's waterfront to suit all types of craft.

Access to the area is good with main roads leading to the A38, west of Plymouth. The market town of Liskeard, to the north, includes a wide range of facilities as does the town of Saltash with a Waitrose store on its northern outskirts. The City of Plymouth lies within commuting distance and has an extensive and historic waterfront together with an excellent range of shopping, educational and recreational facilities. In addition there is a cross channel ferry link at Plymouth with regular services to France and Northern Spain



DESCRIPTION

Colvase Barton comprises a south facing small country sporting estate in a prized rural setting close to the south Cornish coastline at Whitsand Bay and Looe.

This unique property provides the perfect sanctuary, peacefully situated and benefitting from two superb holiday letting cottages (which will be sold furnished and equipped) together with various outbuildings including stabling and about 36 acres of land including some woodland and natural areas with an abundance of wildlife. There are boundless opportunities for those seeking to live off-grid or pursue the self sufficient lifestyle. Converted from a perfect quadrangle of barns with handsome mellow stone elevations and Delabole slate roofs there are many bespoke and quality features including exposed stone and granite, exposed beams, vaulted ceilings, solar thermal system, oil fired central heating, oak joinery with double glazing, slate and oak flooring, 3 phase electricity and private borehole water amongst many other features. The cottages are open Easter to September generating a revenue in the region of £35,000 with scope to increase the income by extending the season.

The accommodation is as follows -

COLVASE BARTON - About 2240 sq ft - **GROUND FLOOR** - Atrium Style Oak Framed Porch - Luxurious Principal Bedroom with Dressing Room, Ensuite Bath/Shower Room and Private Terrace - 2 Further Double Bedrooms - Bath/Shower Room - Boot Room/Laundry Room - **FIRST FLOOR** - 35' Sitting/Dining Room with Saey wood burner and Balcony off with short flight of steps to the garden - 16' Kitchen/Breakfast Room with Neff hob and ovens and further Balcony off again with short flight of steps down to the Barbecue Terrace and Summerhouse.

THE ANNEXE - (currently used as Office Space) - About 450 sq ft - Kitchenette - Shower Room/WC - Living Room with Dean Forge wood burner.

COURTYARD - (Holiday Let) - About 660 sq ft - 33' Open Plan Living Room/Kitchen with wood burner - Double Bedroom - Shower Room/WC.

VALENTINES - (Holiday Let) - About 896 sq ft - **GROUND FLOOR** - 32' Sitting/Dining Room with wood burner - **LOWER GROUND FLOOR** - 19' Kitchen/Breakfast Room with door to garden - Double Bedroom - Shower Room/WC.







OUTSIDE

The property is situated at the end of private road which serves just two neighbouring properties. An electronically operated five bar gate opens onto the level private driveway which provides ample parking for many vehicles with space for horse box, motorhome or boat etc.

The principal house and cottages are set around a classic courtyard which provides parking and garden space and leads to an open fronted 3 Bay Carport, 2 x Laundry Rooms, and Plant Room with oil fired boiler serving all. The two cottages have their own private garden space. The house itself has extensive private garden space with a large paved patio immediately adjacent to the house providing fabulous entertaining space with an open fronted Summerhouse (408 sq ft) with Bar and WC. There are expansive views over unspoilt countryside from all parts of the garden. A kitchen garden with polytunnel and a young orchard combine with the land and woodland to present many opportunities for the outdoor enthusiast.

The various further outbuildings include - large Garage/Workshop of about 1600 sq ft with one bay having a tall roller door enabling it to be used for parking a motorhome or caravan with a 2 Bay Carport adjacent. The excellent Stable Yard has a purpose built stable by South West Shelters comprising 4 x loose boxes and a tack/feed store which also houses the water filtration system for the private borehole.

The land extends to about 36 acres of which about 29 acres is pasture in 5 enclosures and about 7 acres is natural broadleaf woodland with a babbling stream forming part of the south boundary and providing excellent amenity space with an abundance of natural flora and fauna. A bridleway leads from the land into Colvase Wood and the Seaton Valley.

NOTES

EPC RATINGS - Barton - D, Courtyard - D, Valentines - C.

COUNCIL TAX - To be advised - currently being assessed.

SERVICES - Private Borehole Water, Private Drainage, Mains Electricity.

PLANNING PERMISSION - there is planning permission in place for a pole barn of about 10m x 5m.

STARLINK – up-load speeds of 15mbps, download speeds of 54 mbps.

3 Phase Electric.

DIRECTIONS

Using Sat Nav - Postcode PL13 1QA - the property will be found at the end of the road.





Total Approximate Area - 249.9 m² ... 2690 ft² (excluding balcony, wc, outside bar and seating area)

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 errors, omissions 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.