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SEYMOUR HOUSE (1 & 2) LISTOWEL DRIVE, LOOE, CORNWALL, PL13 1LB

PRICE GUIDE £595,000





A fabulous seaside property with fantastic sea and coastline views, offering versatile accommodation arranged as two spacious apartments only 750 yards from Plaidy Beach and suited for use as a home with income or multi-generational living. About 1710 sq ft (total), GF APARTMENT - Sitting/Dining Room, Kitchen, Conservatory, 2 Double Bedrooms, Family Bath/Shower Room. FF APARTMENT - Sitting/Dining Room, Kitchen, 2 Double Bedrooms, Family Bath/Shower Room - currently a successful holiday let, Brick Paved Driveway, Double Garage, Courtyard with Summerhouse, Generous Corner Plot with South Facing Lawn.

BEACH 750 YARDS, LOOE 0.5 MILE WALK, PLYMOUTH 20 MILES, FOWEY 10 MILES, NEWQUAY AIRPORT 33 MILES

LOCATION

The property lies in an elevated position within a prized and well established beachside residential setting close to Plaidy Beach. Parts of the neighbouring coastline are in the ownership of the National Trust. With almost direct access to the beach and the South West Coast Path the location will suit those seeking to pursue the seaside lifestyle. The quiet Plaidy Beach has a slipway and provides a superb environment for bathing, kayaking and snorkelling, in addition, Looe's main beach, the banjo pier and bustling harbourside lie within walking distance.

Local amenities at the Barbican include a Spar shop with a post office, a primary school, secondary school (both rated "good" by Ofsted), a fish bar, a baker, a hairdresser, and an NHS dentist. 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.



DESCRIPTION

Seymour House (1 and 2) comprises a detached property with panoramic sea and coastline views across Whitsand Bay to the iconic and historic landmark of the Rame Head. The property has a south aspect and comprises a pair of purpose built apartments presenting a versatile arrangement perfect for those seeking a spacious home with income (residential or holiday letting) or for multi-generational living. Our clients currently occupy the ground floor as their home and successfully let the first floor through Airbnb and Booking.com with about 26 weeks let per annum and producing a gross income of about £13,000.

This is a unique opportunity in an enviable coastal setting. Both apartments will be found to be very well presented to a contemporary standard incorporating full double glazing and mains gas central heating with each apartment having separate services enabling independent occupation.

The accommodation extends to about 1710 sq ft over the two floors and briefly comprises -

1 Seymour House - GROUND FLOOR APARTMENT - Lobby - Reception Hall - 17' Sitting/Dining Room with dual aspect - 10' Conservatory with views - 11' Kitchen - 2 Double Bedrooms - Family Bath/Shower Room - Cloaks/WC.

2 Seymour House - FIRST FLOOR APARTMENT - Lobby - Reception Hall - 17' Sitting/Dining Room with triple aspect and beautiful sea views - 11' Kitchen - 2 Double Bedrooms both with sea views - Family Bath/Shower Room - Cloaks/WC.

OUTSIDE

A brick paved driveway provides ample parking and leads to the double garage.

The property is positioned on a generous corner plot with a fine south aspect and views across Whitsand Bay. Paved courtyard with Summerhouse. Lawns with established and colourful flower and shrub beds.

EPC RATING - GF - C, FF - C,

Council Tax Band - GF - C, FF is business rate exempt as holiday let.

Services - Mains water, electricity, drainage and gas. Superfast Fibre Broadband available - Ultrafast due between now and December 2026.

DIRECTIONS

Using Sat Nav - Postcode PL13 1LB



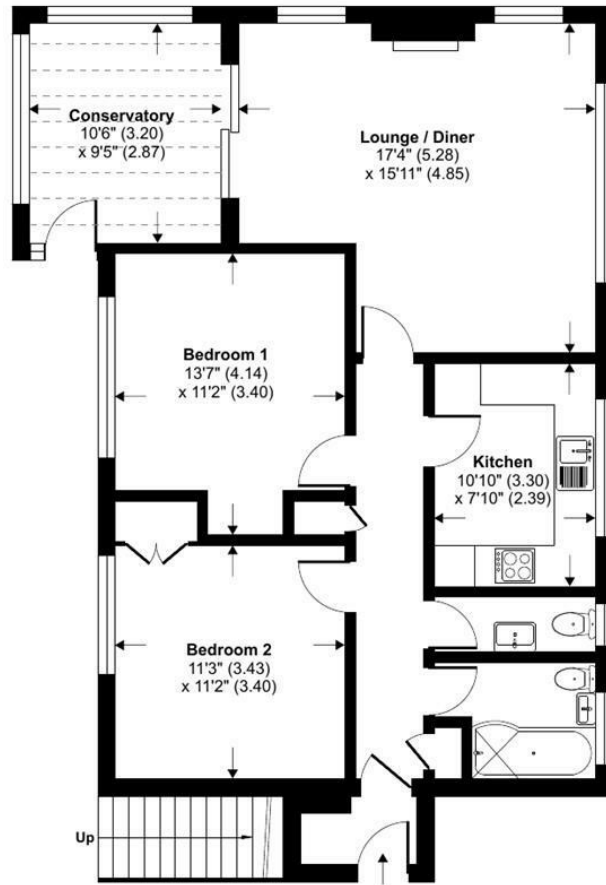




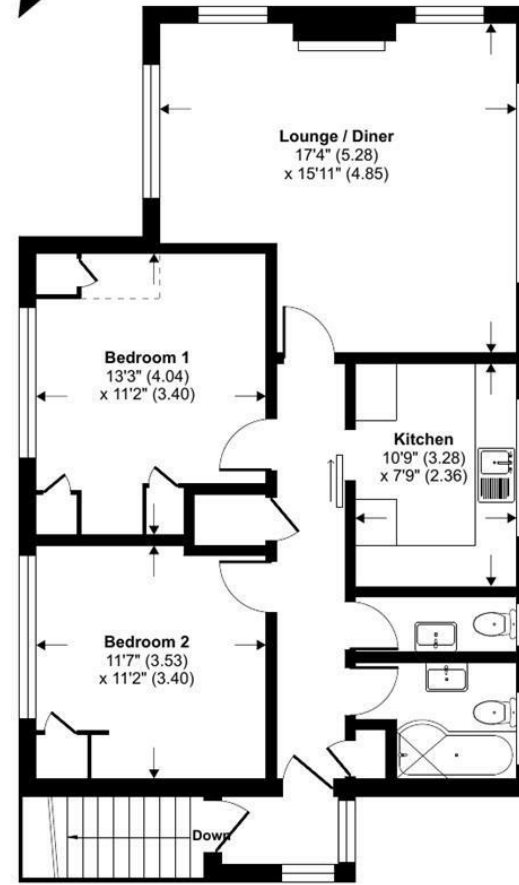
Listowel Drive, Looe, PL13

Approximate Area = 1710 sq ft / 158.8 sq m
Limited Use Area(s) = 13 sq ft / 1.2 sq m
Garage = 297 sq ft / 27.5 sq m
Total = 2020 sq ft / 187.6 sq m

For identification only - Not to scale

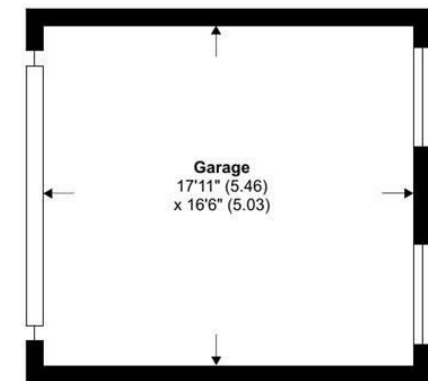


GROUND FLOOR



FIRST FLOOR

Denotes restricted head height



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Scott Parry Associates. REF: 1154435

These particulars should not be relied upon.