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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

QUAYSIDE COTTAGE QUAY STREET, LOOE, PL13 1AP

OFFERS IN EXCESS OF £200,000





With fabulous river and harbour views, a beautifully presented west facing cottage adjacent to the pretty harbourside and currently used as a very successful holiday let. Available as a "turnkey" proposition. About 714 sq ft, 20' Sitting Room, 14' Kitchen/Dining Room, River Facing Principal Bedroom with Balcony and Ensuite Shower/WC, Further Double Bedroom with Ensuite Shower/WC.

HARBOUR 20 YARDS, BEACH 350 YARDS, PLYMOUTH 22 MILES, FOWEY 10 MILES



## LOCATION

Quayside Cottage lies in the Looe Conservation Area in a prized near harbourside setting from which one can enjoy the distracting 180 degree panorama with tidal seafaring traffic including trawlers, day boats and leisure craft constantly in view.

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 with Talland Bay only three miles walk to the west. The quiet Hannafore Beach 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.

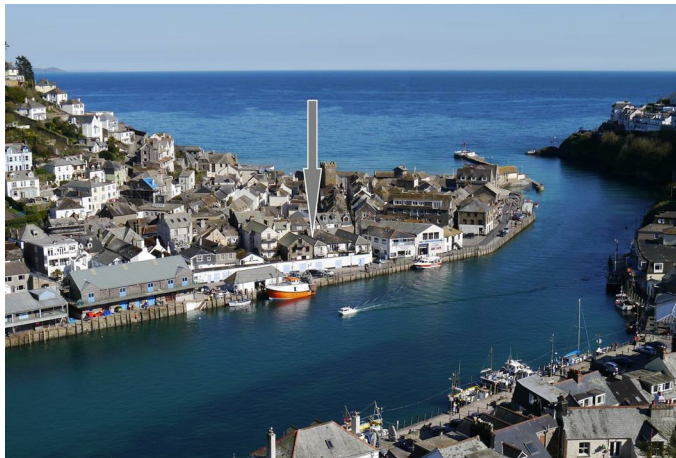
The historic town of Looe has a working fishing harbour, boasts a thriving tourist industry and is also popular with boating enthusiasts. The town provides a wide range of shopping and community facilities, together with award winning restaurants. On the edge of the town is a branch line station linking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







#### DESCRIPTION

Quayside Cottage comprises a thoroughly charming and beautifully presented cottage in a prized setting literally on the harbour and a short level walk to the town beach.

The property is currently a very successful holiday let through Airbnb and our client intends to sell the property furnished and equipped (excluding personal items) to enable it's use as a "turnkey" proposition. The cottage is fully double glazed except one window and benefits from west aspect with river views enjoyed from the first floor balcony.

The accommodation extends to about 714 sq ft and briefly comprises - 20' Sitting Room - 14' Kitchen/Dining Room with AEG appliances and vaulted ceiling with exposed beams - Principal Bedroom with Vaulted Ceiling, River Facing Balcony and Ensuite Shower/WC - Further Bedroom again with Ensuite Shower/WC.

#### EPC RATING - D

SERVICES - Mains water, electricity, drainage and gas. Broadband - Superfast available. Mobile Coverage - Likely.

The property is currently business rated (exempt) as it is a holiday let.

#### DIRECTIONS

Using Sat Nav - Postcode PL13 1AP. There is no parking. You are advised to park in the harbour car park and proceed on foot.

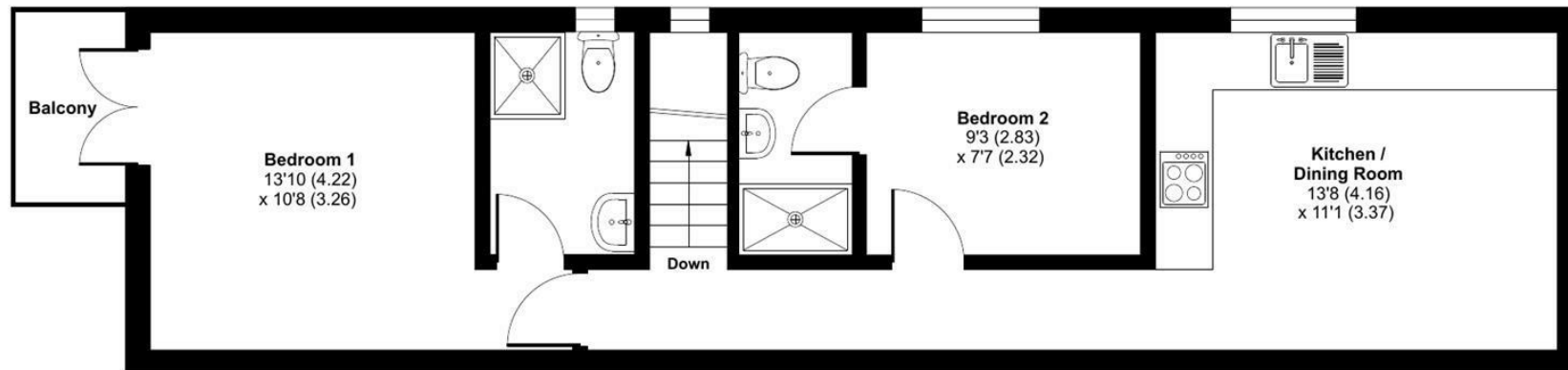
#### NOTE

The property lies in a flood risk area and is likely to have previously flooded. Our client advises that the property has not flooded in their three year ownership (or indeed the previous ownership) and has a flood board system. The ground floor has slate flooring and raised electric sockets to mitigate the effects of any water ingress. We understand that insurance against flood risk is not available in this location. Part of the first floor is a flying freehold. Prospective purchasers requiring mortgage finance should check with their lender or financial advisor prior to booking an appointment.

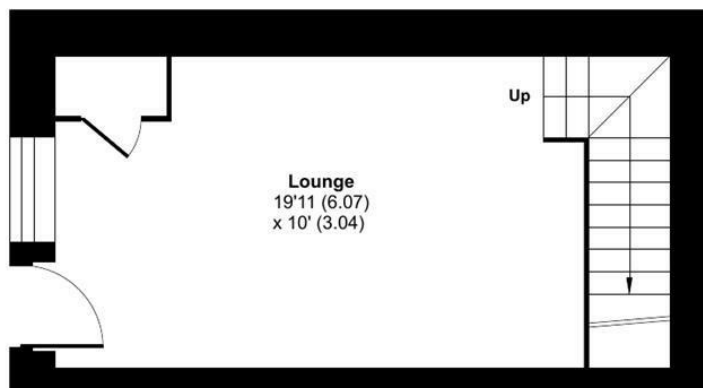
# Quay Street, Looe, PL13

Approximate Area = 714 sq ft / 66.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Scott Parry Associates. REF: 1180840

These particulars should not be relied upon.