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THE COACH HOUSE WIDEGATES, LOOE, PL13 1QD

PRICE GUIDE £350,000





ONLY 3 MILES FROM SEATON BEACH - A south facing end of terrace cottage offering spacious and well presented family accommodation in a popular rural village setting. About 1297 sq ft, 25' Sitting/Dining Room, Kitchen/Breakfast Room, 3 Bedrooms (1 Ensuite), Cloakroom/WC, Family Bathroom, Workshop, Ample Parking, Garden.

LOOE 4 MILES, SEATON BEACH 3 MILES, LISKEARD 5 MILES, PLYMOUTH 18 MILES

LOCATION

The property lies in a south facing position from which it commands a stunning southerly aspect over the unspoilt countryside of South East Cornwall. The property enjoys straightforward access to the A387 and A38 and is on a bus route. There is a local farm shop, with popular café, within 500 yards catering for most day to day needs and the nearby village of Hossenford has a church and popular 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 and a wide network of footpaths and bridleways in the vicinity.



DESCRIPTION

The Coach House comprises a south facing end of terrace cottage with fine views over rolling countryside including a sea glimpse through the beautiful Seaton Valley. The cottage will be found to be well presented and benefits from oil fired central heating and full double glazing.

The accommodation extends to about 1297 sq ft and briefly comprises - GROUND FLOOR - Reception Hall with slate floor - Cloakroom/WC - Kitchen/Breakfast Room - 25' Sitting/Dining Room with wood burner and stone fireback - FIRST FLOOR - Principal Bedroom with sea glimpse and Ensuite Shower Room/WC - 2 Further Bedrooms (1 double & 1 single) - Family Bathroom.

OUTSIDE

Level driveway parking for 3/4 cars. Workshop/Outhouse. Level lawn with established flower and shrub beds and a paved patio. There is also a garden shed. The gardens have fabulous country views including a sea glimpse through the Seaton Valley.

EPC RATING - E, COUNCIL TAX BAND - C

SERVICES - Mains water, electricity and drainage.

Broadband - Superfast available. Mobile signal - indoor limited/likely - outdoor - likely.

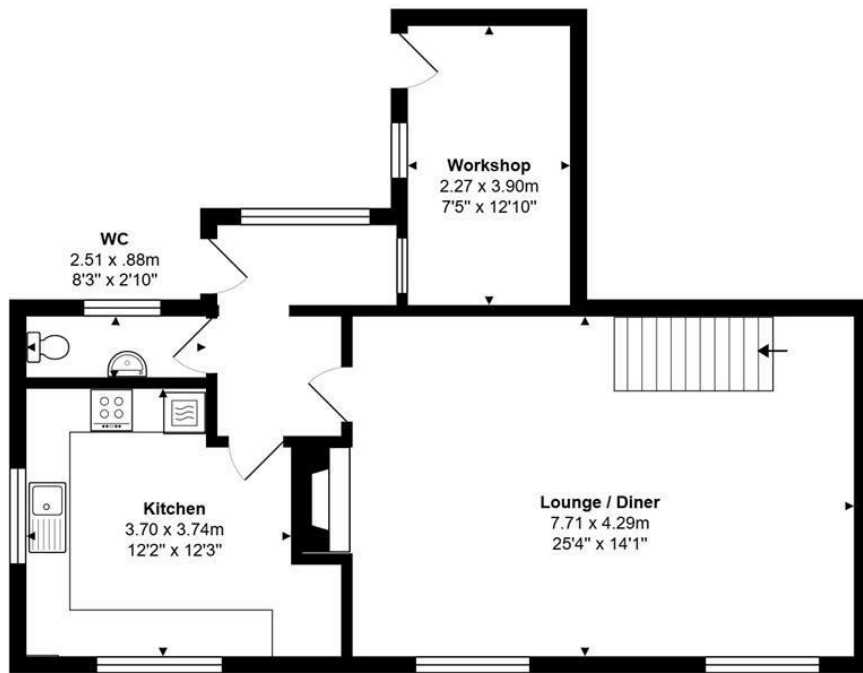
DIRECTIONS

Using Sat Nav - Postcode PL13 1QD

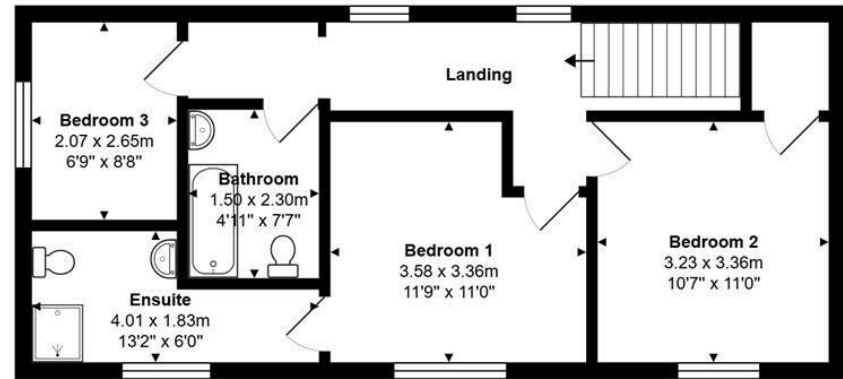








Ground Floor



First Floor

Total Approximate Area - 120.5 m² ... 1297 ft²

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.