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# THE OLD POST OFFICE & CHAPEL COTTAGE SANDPLACE, LOOE, CORNWALL, PL13 1PJ

PRICE GUIDE £650,000





**THE UNSPOILT EAST LOOE RIVER VALLEY ON THE GLORIOUS CORNISH RIVIERA** - An immensely pretty south facing house with attached cottage in a prized setting, well suited for holiday letting or multi-generational living and only 2 miles from the beautiful coastline of Looe Bay. Total About 1765 sq ft - Old Post Office - 26' Sitting/Dining Room, Kitchen/Breakfast Room, 3 Bedrooms, Bath/Shower Room - Chapel Cottage - 21' Open Plan Living Room/Kitchen, 2 Double Bedrooms, Bath/Shower Room, Driveway, Oak Framed Double Garage and Workshop, Extensive Gardens.

DULOE 2 MILES, LOOE 2 MILES, LISKEARD 7 MILES, PLYMOUTH 20 MILES, EXETER 61 MILES

#### LOCATION

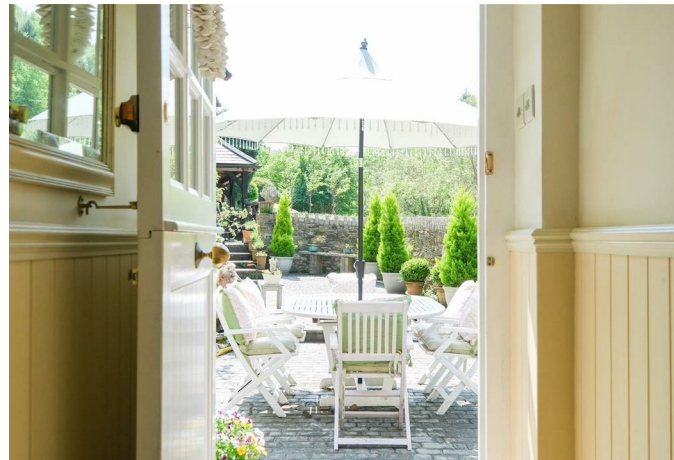
The Old Post Office and Chapel Cottage lie in the sheltered, unspoilt and wooded countryside of the valley of the East Looe River and enjoys a south westerly aspect over the sylvan landscape. This unspoilt landscape is designated as an Area of Great Landscape Value and the property lies adjacent to a County Wildlife Site.

The scattered rural hamlet of Sandplace is a short distance north of the South Cornish Coast and beaches at Looe. The popular rural village of Duloe with its community shop, award winning local inn, primary school (rated "good" by Ofsted) and places of worship. A regular bus service provides convenient connections with Liskeard, Looe and Polperro. 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. Looe has a branchline railway providing a useful commuting link via mainline trains at Liskeard (Plymouth to London Paddington 3 hours), there is also a station at Sandplace, a short walk (50 yards) from the property and providing a most convenient amenity. 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.

The coastline either side of Looe is beautiful and unspoilt, easily accessible via the South West Coast Path and with substantial areas of ownership held by the National Trust providing a protected environment.

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 shopping, educational and recreational facilities. In addition there is a cross channel ferry link with regular services to France and Northern Spain.



## DESCRIPTION

The Old Post Office and Chapel Cottage comprise a pair of attached cottages presenting opportunities for multi-generational living or home with income in the form of holiday or residential letting. The properties are attached on the north side to a short row of pretty cottages and total about 1765 sq ft.

Both properties will be found to be exceptionally well presented throughout, the cottages have been lovingly improved during our clients' 22 years of ownership and provide the perfect balance of character and contemporary features to create comfortable family living environments. Both properties are fully double glazed, The Old Post Office has mains gas central heating and Chapel Cottage has electric underfloor heating. Mains water is connected and the property benefits from private drainage (for which there is no charge).

Chapel Cottage has in recent years been successfully used as an Airbnb with 5 star reviews, further details available upon request.

The floorplan demonstrates the layout with accommodation briefly as follows -

The Old Post Office - GROUND FLOOR - Reception Hall - 26' Dual Aspect Sitting/Dining Room with wood burner - 17' Kitchen/Breakfast Room again with a dual aspect - FIRST FLOOR - 3 Bedrooms (2 Double & 1 Single) - Luxury Family Bath/Shower Room with claw and ball foot air spa bath, twin hand basins and a large shower cubicle.

Chapel Cottage - GROUND FLOOR - 21' Open Plan Living Room/Kitchen with exposed beams - FIRST FLOOR - 2 Double Bedrooms and Bath/Shower Room.

## OUTSIDE

The property is approached over a driveway leading to the beautiful oak framed double carport with workshop (third bay could be re-opened) and feature clock tower (about 378 sq ft). There is also a loft store over. Further parking on forecourt.

Immediately in the south side of the house is an enclosed courtyard garden with feature well and providing the perfect environment for al-fresco dining. Further lawned terraces provide a fine south and west aspect over the wooded landscape. Beyond lies a large sloping garden, currently natural and a haven for wildlife but presenting wonderful opportunities for the creative gardener.

## NOTE

EPC RATING - House - D, Cottage - E, COUNCIL TAX BAND - Post Office - D, Chapel - A.

## DIRECTIONS

Using Sat Nav - Postcode PL13 1PJ - the property will be found on the right hand when approaching from Looe.



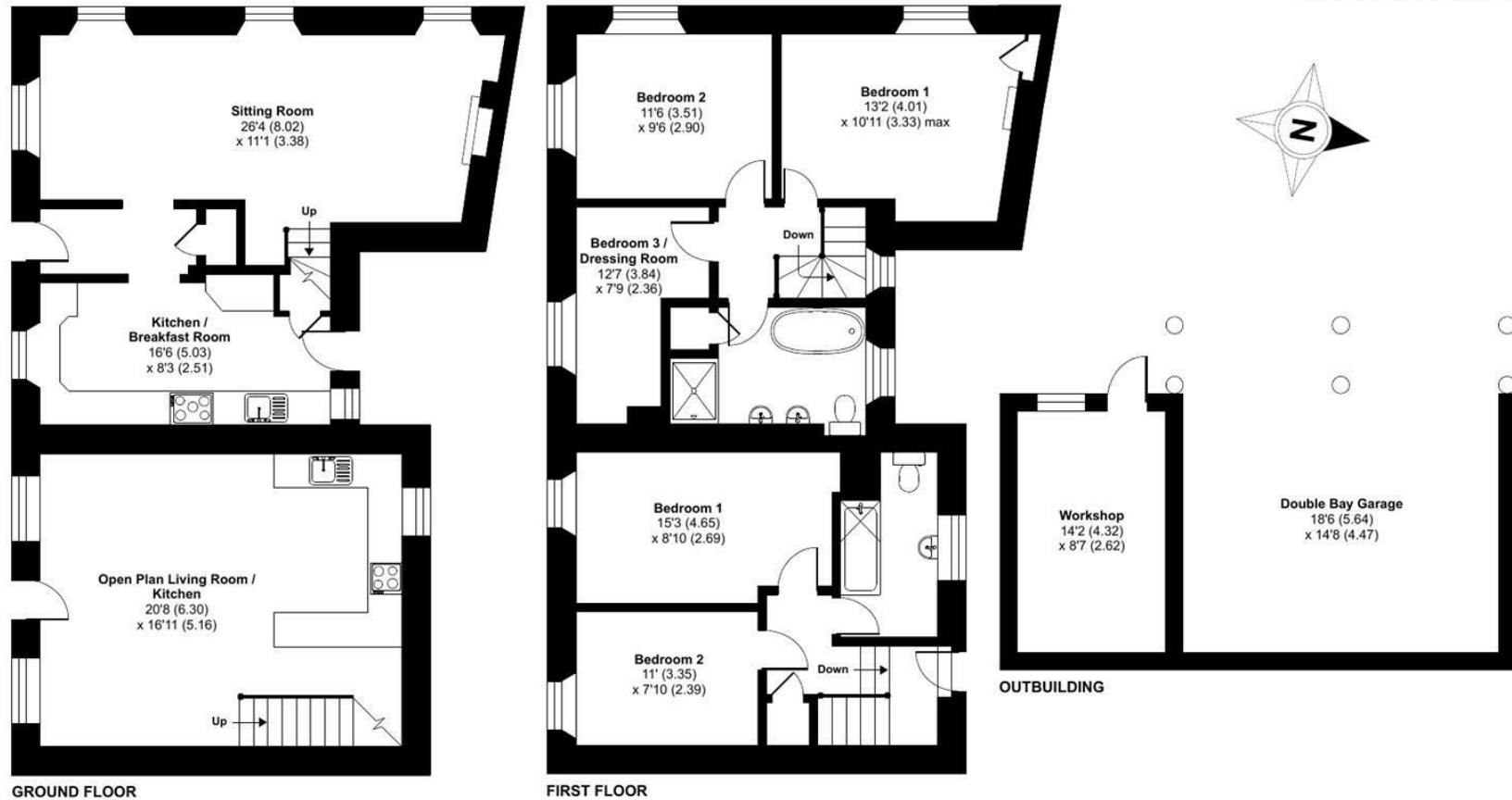




# The Old Post Office, Sandplace, Looe, PL13

Approximate Area = 1765 sq ft / 163.9 sq m  
Outbuilding = 380 sq ft / 35.3 sq m  
Total = 2145 sq ft / 199.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Scott Parry Associates. REF: 981478

These particulars should not be relied upon.