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DISCREET WIDEGATES, LOOE, PL13 1QN

PRICE GUIDE £875,000





A privately positioned and south facing country house with spacious and versatile accommodation including annexe, lodge and studio, well suited to multi-generational living and set within just under 2 acres. 7 Bedroom Main House with 1 Bedroom Annexe Wing - About 3805 sq ft, 2 Bedroom Lodge - About 725 sq ft, 1 Bedroom Studio (AirBnb) - About 288 sq ft, Long Private Drive, Stabling for 3, Double Garage and Carport, Various Outbuildings inc Polytunnels and Greenhouses, Kitchen Garden, Paddock, Solar PV and Solar Thermal.

FARM SHOP 1 MILE, SEATON BEACH 4 MILES, LOOE 3 MILES, PLYMOUTH 18 MILES, EXETER 60 MILES

LOCATION

The property 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 Downderry 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

Available on the open market for the first time in 28 years and comprising a detached country house in a prized setting with close proximity to the fabulous beaches of Looe Bay and Whitsand Bay. Historically the property has been used as a guest house/bed and breakfast, now a family home there is the clear potential for use as a multi-generational residence and/or for the provision of holiday accommodation. The lodge has been let on an assured shorthold tenancy for a number of years and the studio is let to holiday guests through Airbnb. The property benefits from two oil fired central heating systems (house and annexe), air source heat pump for the lodge, solar pv (16 panels) and solar thermal.

The house extends to about 3805 sq ft with an 728 sq ft self contained annexe with the accommodation briefly comprising as follows - GROUND FLOOR - Porch - Reception Hall - 18' Sitting Room with bay window and wood burner - 18' Dining Room with bar area - 18' Family Room - 22' Conservatory - 15' Kitchen/Breakfast Room - Laundry Room - Study/Office - Double Bedroom and Bathroom. FIRST FLOOR - 6 Double Bedrooms (Each with Ensuite Shower/WC) - Linen Room - Seperate WC. ANNEXE (ground floor with own entrance) - 21' Living Room with wood burner - Kitchen - Double Bedroom - Bath/Shower Room.

Further accommodation comprises a detached 2 bedroom lodge which our client has let on an assured shorthold tenancy for 2 years together with a studio guest room which our client lets through Airbnb, both of these buildings are demonstrated on the attached floorplans.

OUTSIDE

A long private drive leads through the woodland to a large courtyard which provides convenient and ample parking for many cars and with space for horsebox, motorhome, caravan or boat etc. There are various useful outbuildings including large garage/workshop with leanto carport, polytunnels, greenhouses, log store and stable block for 2. In addition there is an old static caravan currently used for storage.

The gardens comprise lawns with established tree, flower and shrub beds providing a sheltered and secluded environment with an abundance of natural flora and fauna. There is a productive kitchen garden with fruit cage and paddocks beyond with the plot extending to just under 2 acres.

NOTES

EPC RATINGS - HOUSE - F, ANNEXE -D, LODGE - C

COUNCIL TAX BAND - HOUSE - F, ANNEXE - A, LODGE - ?

SERVICES - Mains water, private drainage to two tanks, mains electricity, solar pv (16 panels). Mobile Coverage - Indoor - Limited, Outdoor - Likely, Broadband - Superfast available.

DIRECTIONS

Using Sat Nav - Postcode PL13 1QN







Down-Ende, Widegates, Looe, PL13

Approximate Area = 4105 sq ft / 381.5 sq m (includes garage and excludes carport)

Limited Use Area(s) = 186 sq ft / 17.2 sq m

Annexe = 728 sq ft / 67.6 sq m

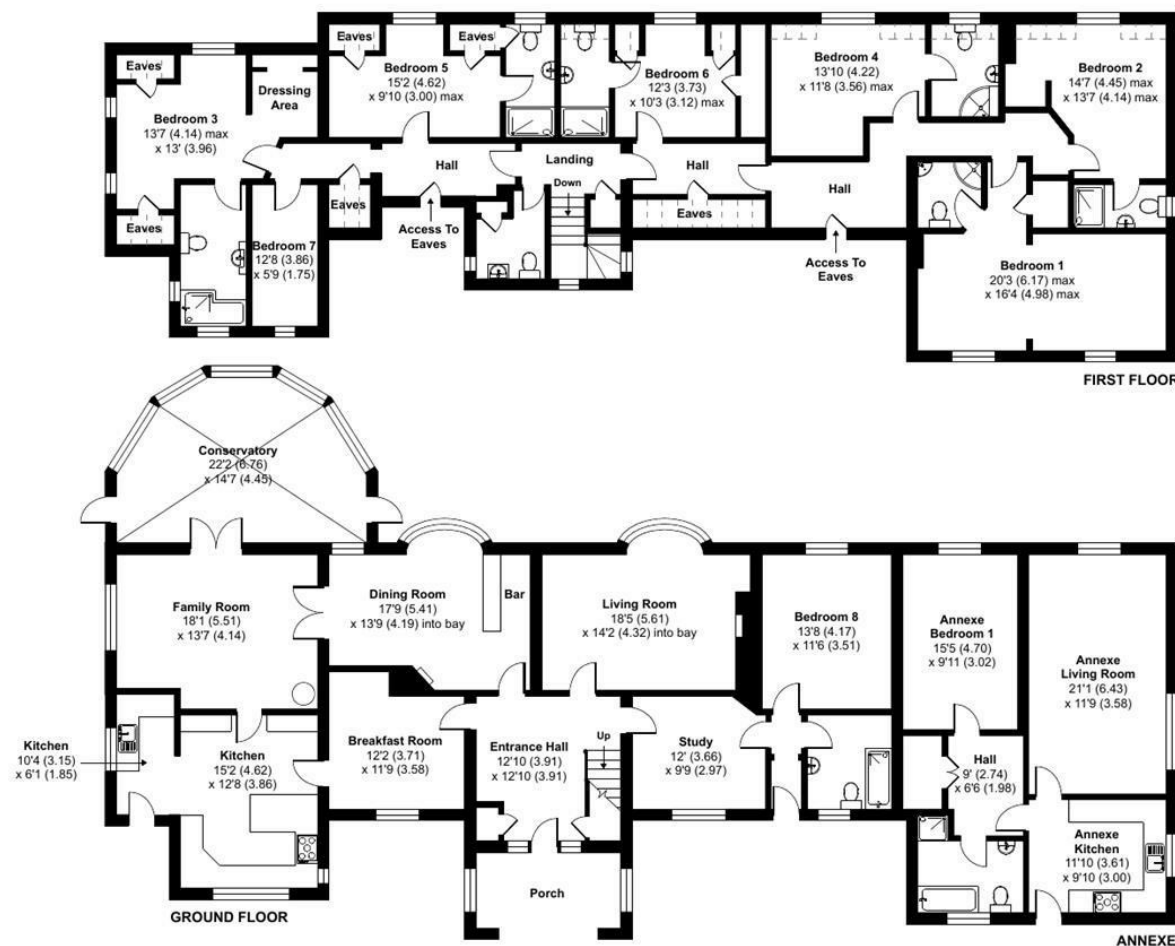
Lodge = 725 sq ft / 67.4 sq m

Studio = 571 sq ft / 53 sq m

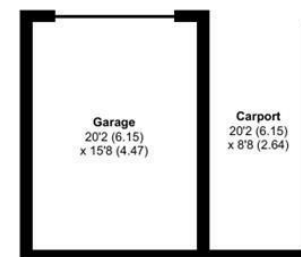
Outbuildings = 1374 sq ft / 127.6 sq m

Total = 7689 sq ft / 714.3 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Scott Parry Associates. REF: 1239013

These particulars should not be relied upon.