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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

THE FIRS, SUMMER LANE, PELYNT, LOOE, CORNWALL, PL13 2LP

OFFERS IN EXCESS OF £750,000







CLOSE TO THE SOUTH CORNISH COAST - Standing within beautifully planted and arranged gardens, a sophisticated and elegant detached period house. About 2457 Sq Ft, 18' Reception Hall, 21' Sitting Room, Dining Room, 21' Kitchen/Breakfast Room, 15' Conservatory, Laundry, WC, Boot Room, Attractive Veranda, 4 Double Bedrooms (1 En-Suite), Family Bathroom, Partially Walled Gardens, Ample Level Parking, Three Car Garaging, Short walk to local amenities.

LOOE 4 MILES, FOWEY 7 MILES, LISKEARD 11 MILE,  
PLYMOUTH 25 MILES, TRURO 38 MILES, EXETER 68 MILES

#### LOCATION

The Firs is conveniently positioned at the end of a long drive within walking distance of the village amenities.

Pelynt is a prized village location which offers a range of amenities including a convenience store with butcher, shop with post office, doctor's surgery, primary school, church, hairdressers and the popular Jubilee Inn.

The historic town of Looe is only 4 miles away has a working 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 railway station which links with the main line at Liskeard (Plymouth to London Paddington 3 hours).

The West Looe River Valley lies within a short walk and is renowned for its quiet lanes, footpaths and bridleways all providing unbridled opportunities for equestrians, nature lovers and outdoor enthusiasts.

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. 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.





## DESCRIPTION

A truly remarkable and rare opportunity to acquire this substantial family home situated in the heart of Pelynt. The property offers fantastic living accommodation. On entering this wonderful home you are immediately greeted by a generous reception hall, doors lead off to all the main reception rooms and stairs rise to the first floor landing, The hallway has attractive oak flooring. The sitting room is a light double aspect room with a bay window to the front to enjoy the stunning south facing gardens. There is an open fireplace with slate hearth housing an inset Stovax wood burner, that creates an attractive focal point in this delightful room.

The dining room is again positioned at the front of the house and is double aspect with lovely views over the garden, another open fireplace with slate hearth makes this a lovely formal dining space for entertaining.

The kitchen is truly unique with vaulted ceiling and exposed apex beams. The country style kitchen has an oil fired Heritage range cooker, double Belfast sink and integrated Neff appliances. There is also an additional induction two plate hob, and electric two plate hob. There is space for the fridge/freezer and an island with a further sink. This room has tiled flooring with underfloor heating and large opening double doors take you into a fantastic conservatory/dining room.

The 15' conservatory is a fantastic family space, this room has a tiled floor and underfloor heating, some fitted blinds and French doors take you out onto a lovely west facing patio, perfect for summer barbeques.

Also on the ground floor is a well equipped utility room with sink and plenty of storage and space for white goods, a downstairs shower room, with mains shower, basin, WC and underfloor heating and a rear lobby/boot room with Belfast sink.

Upstairs the accommodation is practical and spacious, there are four double bedrooms, three of which face south and have stunning views over the well kept gardens, and countryside beyond. The principal bedroom has fitted wardrobes and an en-suite bathroom. The family bathroom has a matching suite comprising walk in shower, bath, wc and wash hand basin, the bathroom is fully tiled with underfloor heating.











## GARDENS

The divine south facing gardens are well established and will be found to be colourfully planted with an abundance of colourful plants and shrubs. Wisteria beautifully grows at the front of the house under a pretty glass veranda which is the perfect place to enjoy the garden.

There is an attractive summer house with power and electric, with French style doors opening onto a decked area with inset lighting overlooking a wildlife pond. There are flower beds bursting with colour, fuchsias, camellias, magnolias, sugar maple and liquid amber tree and many more make the garden an interesting and enjoyable space.

The garden is predominantly laid to lawn, but there is also a patio area off the conservatory perfect for alfresco dining, together with a productive kitchen garden with various fruit trees (including cherry, greengage, plum and pear) and a greenhouse.

## PARKING

A long private drive (with right of way in favour of the neighbour) leads to a large parking/turning area for many cars and in turn gives access to the single garage and double garage, both of these buildings are oak framed and have electric doors. The garages measure - 5.64m x 5.69m (Double) and 5.65m x 3.70m (Single) respectively.

EPC RATING - F, COUNCIL TAX BAND - F

SERVICES - Mains water, electricity and drainage. Broadband - Ultrafast available. Mobile Coverage - Indoor - Limited, Outdoor - Likely.

## DIRECTIONS

Using Sat Nav - Postcode PL13 2LP - turn onto the private driveway immediately before Pelynt Village Hall.

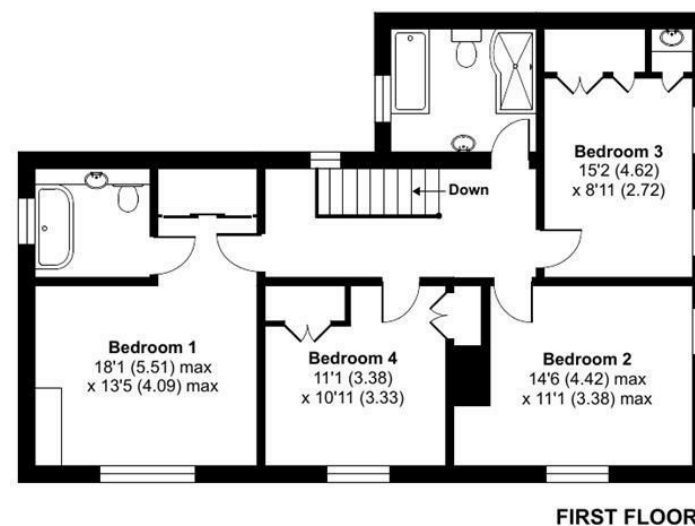
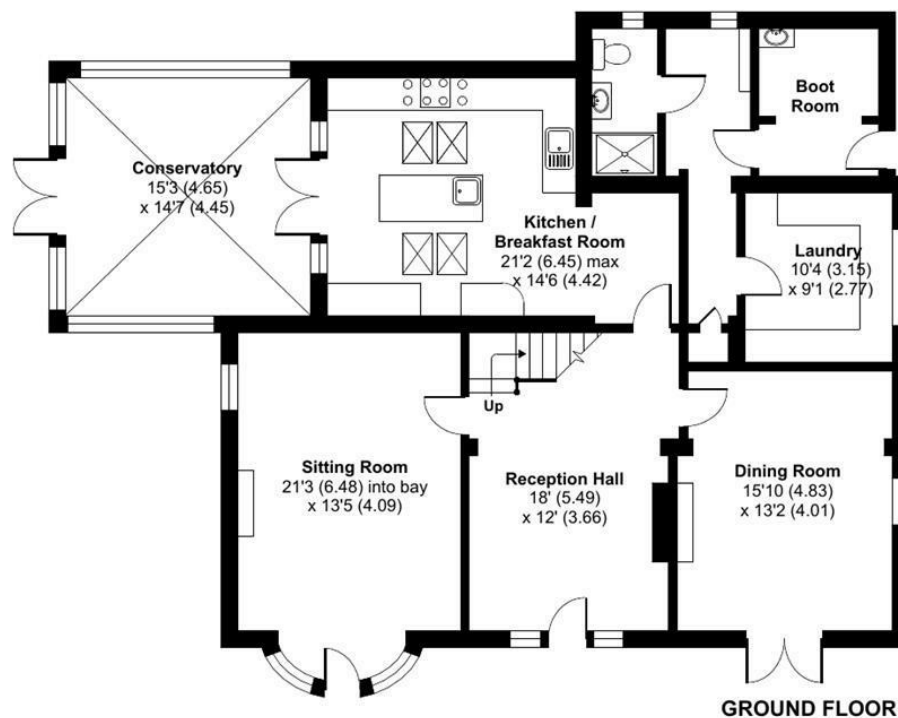




## Summer Lane, Pelynt, Looe, PL13

Approximate Area = 2457 sq ft / 228.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Scott Parry Associates. REF: 533613

These particulars should not be relied upon.