

SCOTT
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PINE VIEW COTTAGE FORE STREET, HESSENFORD, TORPOINT, PL11 3HP

PRICE GUIDE £275,000





Close to Seaton Beach - A charming south facing cottage in this pretty riverside village. About 838 sq ft, Sitting Room, Kitchen/Dining Room, 2 Double Bedrooms, Bath/Shower Room, Patio Garden, Parking, Currently Successful Holiday Let and available Furnished and Equipped*.

SEATON PARK 320 YARDS, SEATON BEACH 2 MILES, LOOE 5 MILES, PLYMOUTH 16 MILES, KINGSAND/CAWSAND 11 MILES



LOCATION

Pineview Cottage lies in a Conservation area close to the centre of the pretty riverside village of Hessenford, the village has a very popular village pub, The Copley Arms, and lies adjacent to the northern boundary of the Seaton Valley Countryside Park enabling an almost traffic free level walk from Hessenford to Seaton Beach over 2 miles of woodland riverside paths.

Hessenford lies on the A387 with a regular bus service and straightforward access to the A38 at Trerulefoot. There is a local farm shop, with popular café, about 1 mile catering for most day to day needs.

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.

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

Pineview Cottage comprises a south facing end of terrace cottage in a prized village location. The property is currently used for holiday letting and is available furnished and equipped (excluding personal items) to enable ongoing use, equally the property is well suited to full time owner occupation.

The cottage will be found to be well presented with hardwood double glazed windows and electric heating.

The accommodation extends to about 838 sq ft and briefly comprises - GROUND FLOOR - Porch - 15' Sitting Room with exposed beams and decorative fireplace - Superb 16' Kitchen/Dining Room with exposed beams and timber plank flooring - FIRST FLOOR - 2 Double Bedrooms both with exposed beams - 12' Family Bathroom with freestanding bath and separate shower.

OUTSIDE

A driveway leads to a parking area for 2/3 cars. Small paved patio area.

The neighbours have a pedestrian and vehicular right of way over the driveway.

EPC RATING - E

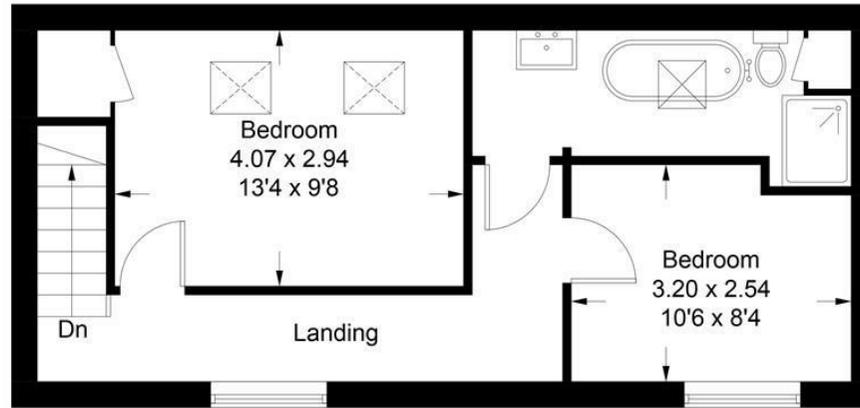
Currently Business Rated (exempt). Services - Mains water, electricity and drainage. Broadband - Ultrafast available. Mobile Coverage - Indoor - Limited/Likely, Outdoor - Likely.

DIRECTIONS

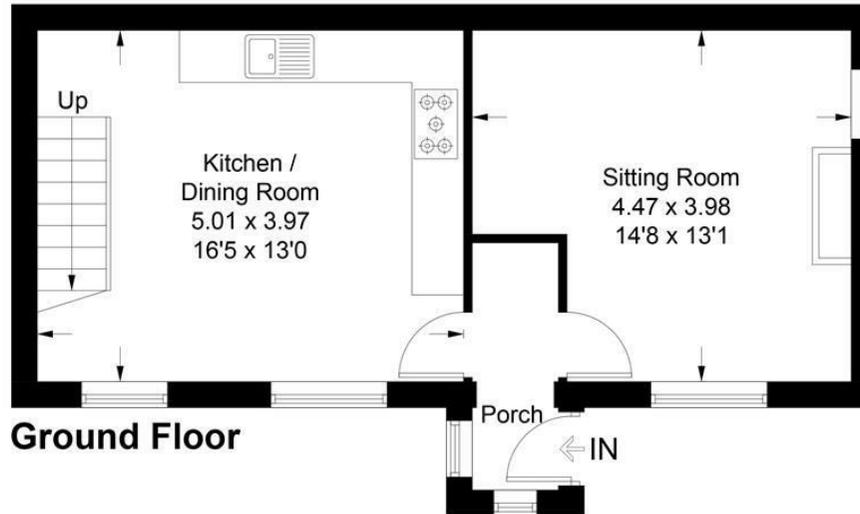
Using Sat Nav - Postcode PL11 3HP

Pineview Cottage

Approximate Gross Internal Area = 77.9 sq m / 838 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1208655)

These particulars should not be relied upon.