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THE OLD FORGE HOUSE THE QUAY, EAST LOOE, LOOE, PL13 1AQ

PRICE GUIDE £325,000





Rarely available harbourside house with fabulous harbour/river views and an integral garage. Suited for use as a primary home or indeed as a second home/holiday let. About 1591 sq ft (inc garage), 29' Sitting/Dining Room, 120 sq ft Canopied Balcony, Kitchen, 3 Double Bedrooms, Bathroom, Laundry Room/Store, 285 sq ft Garage.

HARBOUR 20 YARDS, BEACH 350 YARDS, PLYMOUTH 22 MILES, FOWEY 10 MILES



LOCATION

The Old Forge House lies in the Looe Conservation Area in a prized near harbourside setting from which one can enjoy the distracting outlook with tidal seafaring traffic including trawlers, day boats and leisure craft constantly in view.

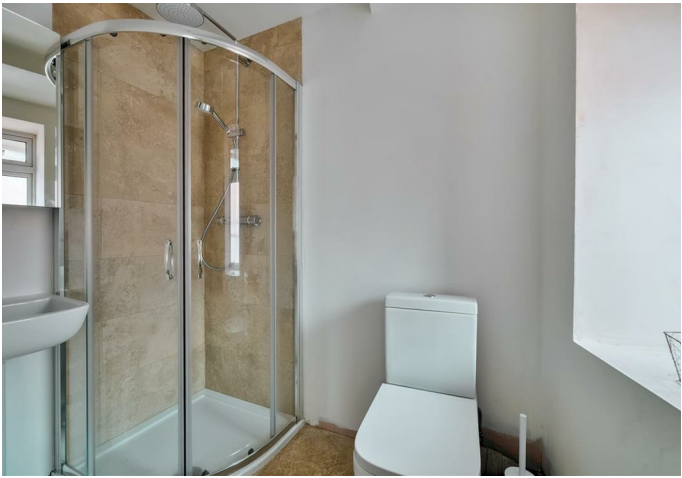
Parts of the neighbouring coastline are in the ownership of the National Trust. With almost direct access to the beach and the South West Coast Path the location will suit those seeking to pursue the seaside lifestyle with Talland Bay only three miles walk to the west. The quiet Hannafore Beach provides a superb environment for bathing, kayaking and snorkelling, in addition, Looe's main beach, the banjo pier and bustling harbourside lie within walking distance.

The historic town of Looe has a working fishing 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 station linking with the main line at Liskeard (Plymouth to London 3 hours).

Golf is available at Portwrinkle, St Mellion International Golf Resort, or Looe Bindown. The sailing waters of the area are favoured by yachtsmen and deep water moorings are available on the Rivers Lynher and Tamar at St Germans, Saltash and Fowey/Polruan. Saltash has a Waitrose store and the city of Plymouth offers an abundance of facilities centred around the historic and fascinating waterfront areas of the Barbican and Hoe. The ferryport provides regular crossings to France and Northern Spain.

The Tamar Valley AONB, the surfing beaches of North Cornwall, historic country houses and many other places of interest lie within an easy drive. The Rame Peninsula (visible across the Bay) is relatively little known, often described as 'Cornwall's forgotten corner', forming part of the Cornwall Area of Outstanding Natural Beauty with quiet beaches and outlined by the South West Coastal Path. The Mount Edgcumbe Country Park, an 800 acre area of coastal woodland and open hillsides, is possibly one of the most beautiful and varied locations of Cornwall.







DESCRIPTION

Available on the open market for the first time in about 40 years, a rarely available harbourside house believed to have been converted from an original store and offering spacious accommodation over three floors. The property is fully double glazed and would benefit from some modernisation and uniquely for properties in this location benefits from a spacious integral garage and a harbour facing canopied balcony of about 120 sq ft providing perfect entertaining space and with lovely views over the harbour and river.

The garage is accessed from The Quay which is private with gated access from the towns' harbour carpark there is a charge of about £40 per annum (2025) for this access.

The accommodation extends to about 1591 sq ft (inc garage) over three floors and briefly comprises - GROUND FLOOR - Garage 19' x 15' with Laundry Room/Store off and Worcester mains gas boiler serving the central heating - FIRST FLOOR - Principal Bedroom with Ensuite Shower/WC - 2 Further Double Bedrooms - Family Bathroom - SECOND FLOOR - 29' Sitting/Dining Room with patio door to wide Canopied Balcony (20' x 6') providing a fine vantage point from which to observe the views - 10' Kitchen/Breakfast Room.

The property has been affected by minor flooding in the garage area. There are storm boards for use if required. We understand that insurance against flood risk is not available in this location. Prospective purchasers requiring mortgage finance should check with their lender or financial advisor prior to booking an appointment.

EPC RATING - D, COUNCIL TAX BAND - C

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

DIRECTIONS

Using Sat Nav - Postcode PL13 1AQ - NOTE - Whilst the property has a garage, viewers are advised to park in the harbour car park and proceed on foot on their first visit as the The Quay has a security barrier style gated access.



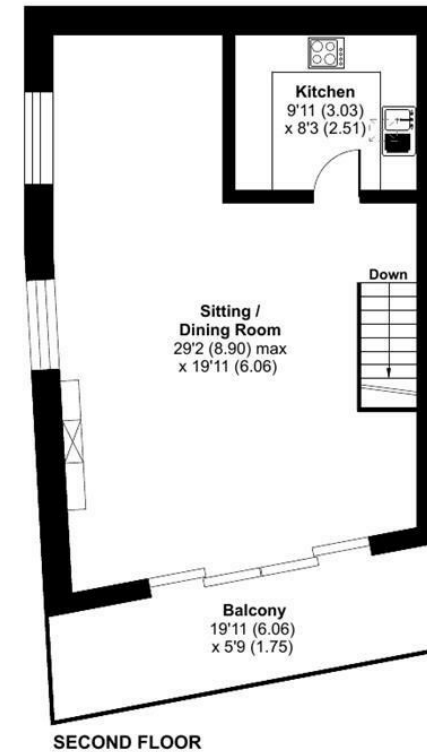
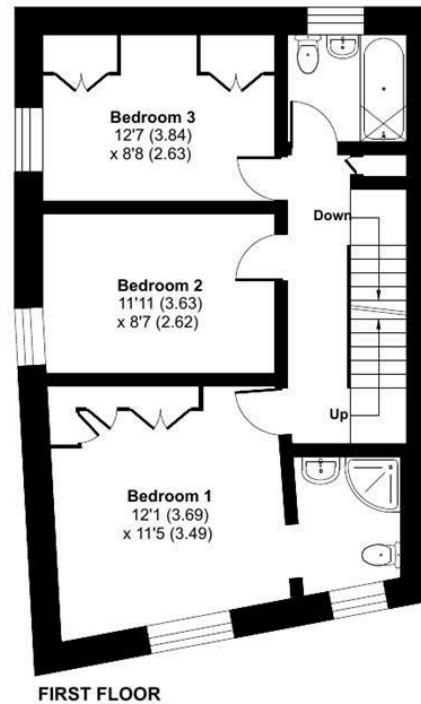
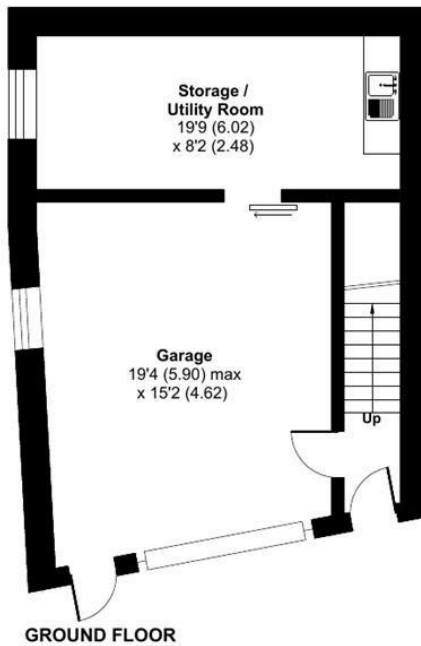
The Quay, East Looe, Looe, PL13

Approximate Area = 1152 sq ft / 107 sq m

Garage = 439 sq ft / 40.7 sq m

Total = 1591 sq ft / 147.7 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). © nitchecom 2025. Produced for Scott Parry Associates. REF: 1310875

These particulars should not be relied upon.