

SCOTT
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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

TRELAWNE LODGE, TRELAWNE, LOOE, PL13 2NA

GUIDE PRICE £415,000





Only 2 miles from Talland Bay, an immensely pretty and historical grade 2 listed lodge house with brand new holiday caravan set within about 0.35 acre of established gardens. About 958 sq ft, 16' Sitting/Dining Room, Kitchen/Breakfast Room, Study, 2 Bedrooms, 2 Bath/Shower Rooms, Garage, Ample Level Parking, Numerous Character Features. The perfect home with income opportunity.

TALLAND BAY 2 MILES, POLPERRO 3 MILES, LOOE 3 MILES, PLYMOUTH 24 MILES, FOWEY 8 MILES, KINGSAND/CAWSAND 18 MILES, EXETER 67 MILES

LOCATION

The property lies in an accessible rural location, close to the beach and approximately two miles from the self-contained village of Pelynt which has village shops, butchers, post office, garage, well respected public house and church catering for most day to day needs. A regular bus service passes near the property. There are primary schools at Pelynt (Ofsted - Good) and Polperro (Ofsted - Good) and a primary and secondary school at Looe (Ofsted - Good).

The south Cornish coast is only 2 miles distant with its beaches and popular sailing waters easily accessible at Talland Bay, Looe, Polperro and Polruan by Fowey. Sporting facilities in the area are numerous with a sports centre in Liskeard together with golf available at Bindown, near Looe and at the renowned St Mellion International Golf Resort. Boating, sea fishing and other water sports are available nearby, together with excellent walking and bathing all along the south coast, large parts of which are in the ownership of the National Trust.

There is a main line railway station at Liskeard (Plymouth to London Paddington 3 hours) together with a cross channel ferry port with regular services from Plymouth to France and Northern Spain.



DESCRIPTION

Trelawne Lodge comprises a detached, Grade 2 Listed Gothic style lodge house which is believed to date from the early 1860's. The property has many unique features including shaped barge boards, granite mullion windows, oriel window, moulded granite dressings, exposed beams, internal shutters and original door furniture amongst many others, all combining to create a wonderful home of atmosphere. Our clients have made careful improvements including new slate roof and installation of new oil fired central heating with some traditional style radiators.

The Sunrise Micro Lodge is brand new and has planning permission for year round holiday use presenting opportunities to provide a useful income stream. It may also be suited for overspill accommodation subject of course to any further consents that may be required.

The accommodation extends to about 958 sq ft and briefly comprises - GROUND FLOOR - Entrance Porch - Reception Hall - 12' Kitchen/Breakfast Room with Stoves Range cooker and stone effect slab flooring - 16' Sitting/Dining Room with original stone floor, moulded granite fireplace surround and two wide bay windows - Study - Shower Room/WC with Laundry Area - FIRST FLOOR - 2 Double Bedrooms (one with Ensuite Washroom/WC) - Bath/Shower Room.

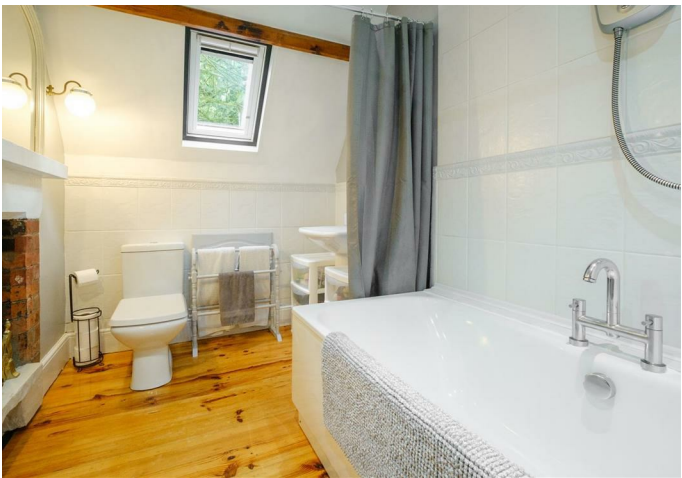
The Sunrise Micro Lodge 35' x 10' has two composite decked terraces measuring 15'6" x 9'9" and 9'7" x 5'9" respectively. The caravan is new and has never been occupied. It benefits from full double glazing and lpg gas central heating and will be sold as seen with furniture. The accommodation comprises - Galley Kitchen - Sitting Room/Dining Room - Double Bedroom with Dressing Room/Walk in Wardrobe and Ensuite Shower/WC.



OUTSIDE

The property is approached over a level drive providing ample parking with space for motorhome, caravan or boat etc and in turn leading to the garage/workshop. The beautiful and level gardens extend to about 0.35 acre comprising areas of sweeping lawn with various mature trees together with established and colourful flower and shrub beds. Garden Shed.







EPC RATING - EXEMPT (LISTED), COUNCIL TAX BAND - D
 SERVICES - Mains water, electricity and private drainage (the house and caravan each have their own). Broadband - Superfast available. Mobile Coverage - outside - likely, inside - limited.

DIRECTIONS

Using Sat Nav - Postcode PL13 2NA

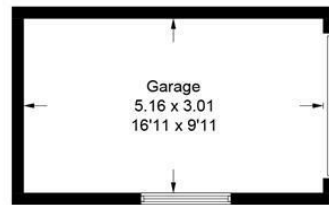
NOTE

We are informed by the owners that they have a right of way over Trelawne Cottage Gardens driveway to access their parking area. A separate title is held for the lower garden area with covenants restricting use as a garden or recreational use and not allowing any structures other than a garden shed. The property is situated next to the entrance of Trelawne Manor Holiday Park. The vendors inform us that all the trees in the garden have tree preservation orders, and the Lodge is Grade 2 Listed.

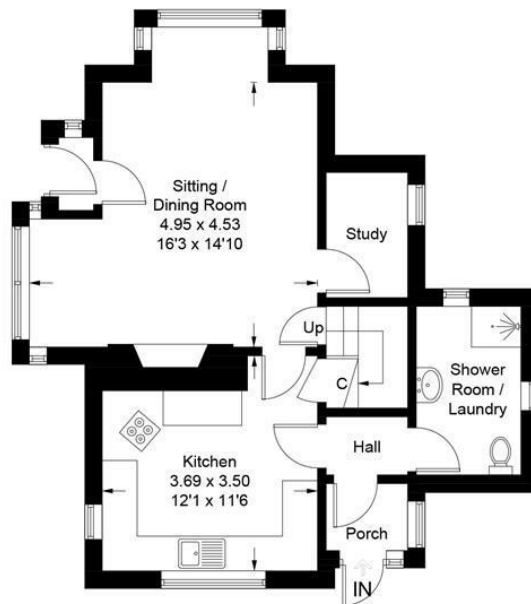


Trelawne Lodge

Approximate Gross Internal Area = 89.0 sq m / 958 sq ft
 Outbuilding = 15.4 sq m / 166 sq ft
 Total = 104.4 sq m / 1124 sq ft



(Not Shown In Actual
 Location / Orientation)



Ground Floor



First Floor



(Not Shown In Actual
 Location / Orientation)

Illustration for identification purposes only, measurements are approximate,
 not to scale. Fourlabs.co © (ID1130472)

These particulars should not be relied upon.