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THE COACH HOUSE APARTMENT FORE STREET, EAST LOOE, LOOE, CORNWALL, PL13 1DS

OPEN TO OFFERS £240,000





ON THE HARBOUR!! - An exceptionally spacious apartment and development project in a prized harbourside setting, west facing and with views over Looe Harbour and the East Looe River Valley, this property has immense potential extending to about 4234 sq ft over two floors and comprising a 5 Bedroom Apartment for renovation/improvement and a corresponding void space with residential or commercial possibilities, subject to any consents that may be required. Garden Space at rear.

HARBOUR 50 YARDS, BEACH 500 YARDS, PLYMOUTH 22 MILES, FOWEY 10 MILES



LOCATION

The Coach House Apartment lies in a prized near harbourside setting from which one can enjoy the distracting 180 degree panorama 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 Edgcombe 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

The Coach House Apartment comprises a second floor apartment for renovation. The apartment itself extends to about sq ft and will be found to require complete renovation briefly comprising as follows - Spacious Reception Hall - 21' Sitting Room with Harbour Views - 24' Kitchen/Dining Room again with Harbour Views - 13' Canopied Balcony - 5 Double Bedrooms - 2 Bathrooms.

The first floor is a void space with immense potential extending to about 2117 sq ft and with windows along the west elevation allowing fabulous harbour views. This space may be suitable for a variety of purposes including potential for residential and/or some form of commercial use, subject of course to any consents that may be required.

OUTSIDE

To the rear there is uncultivated garden space with great potential and with views over the town and neighbouring harbourside areas.

EPC RATING - D, COUNCIL TAX BAND - C

DIRECTIONS

Using Sat Nav - Postcode PL13 1DS

TENURE

The property is leasehold on a 125 year lease which commenced 25th March 1986 and therefore has 88 years unexpired. The rent is set at £50 per annum for the first 40 years and then £100 per annum for the next 40 years. The lease states no short term holiday letting.



The Coach House Apartment, Looe

Approximate Gross Internal Area = 393.3 sq m / 4234 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID984551)

These particulars should not be relied upon.