



Kilminorth Park



Kilminorth Park

Looe, Cornwall, PL13 2NE

Looe 3 miles Polperro 4 miles Liskeard 8 miles Plymouth 24 miles

Detached dwelling with generous gardens, subject to an Agricultural Occupancy Restriction

- Four Bedrooms
- Kitchen
- Sitting Room
- Dining Room
- Utility Room, Snug and WC
- 3 Bathrooms
- PV Panels
- Occupancy Restricted

Guide Price £525,000

SITUATION

The property is located in an isolated rural position 3 miles north west of Looe and 4 miles north east of Polperro. A comprehensive range of shopping and leisure facilities can be found at the coastal resort of Looe including convenience stores, numerous tourist shops, fuel station, and a branch line railway station. Access to the A38 can be gained at Trerulefoot approximately 11 miles to the north east, this links Bodmin, Liskeard and Plymouth where further shopping and leisure facilities can be found.

The property is set back slightly from the lane which links it to the Looe to Polperro road. The property sits in the shadow of the hill to the south and enjoys far views over farmland to the north. A Public Footpath runs along the far side of the southern boundary.



DESCRIPTION

A detached two storey rendered dwelling under slate roofs.

The accommodation is set out over two floors and includes a porch with a boiler room. The back door leads past a utility room and WC into the kitchen which has lime oak, wall and floor mounted units with laminated work surfaces, a 1 and half sink and drainer, a range style oven with ceramic hob and the Klover wood-pellet boiler. Stairs rise to the first floor from the hall which leads to the other downstairs rooms: a large double aspect sitting room with woodburning stove, a dining room, snug and WC.

On the first floor the landing leads to a master bedroom with ensuite bathroom with a grey suite and 3 further double bedrooms, another with a ensuite bathroom (Butterscotch suite) and a family shower room and airing cupboard.

OUTSIDE

The property sits within a generous sized garden and is approached over a short driveway. There is a garden store and a log store. On the southern side of the house there is a paved patio area, accessed by double French doors from the dining room with the ground steeply rising up behind the house on this side. Terraced lawns surround the house on the other 3 sides.

2.25 acres of the adjoining field may be available separately, although this will need to be accessed through the garden. The stables adjacent to the gardens are in separate ownership and are not available.

SERVICES

Shared private water supply. mains electricity, drainage via a private system. Heating is via radiators heated by a wood-pellet boiler. Please note the agents have not inspected or tested these services. There is a 4KW photovoltaic array on the roof.

LOCAL AUTHORITY

Cornwall Council, County Hall, Treyew Road, Truro, Cornwall, TR1 3AY.
T: 0300 1234 100.

AGRICULTURAL OCCUPANCY RESTRICTION

The property is subject to an Agricultural Occupancy Restriction which limits the occupation of the dwelling to somebody wholly or mainly employed or last employed, locally in agriculture or in forestry, or a dependent of such a person.

VIEWING

Strictly by prior appointment with the vendor's appointed agents, Stags.

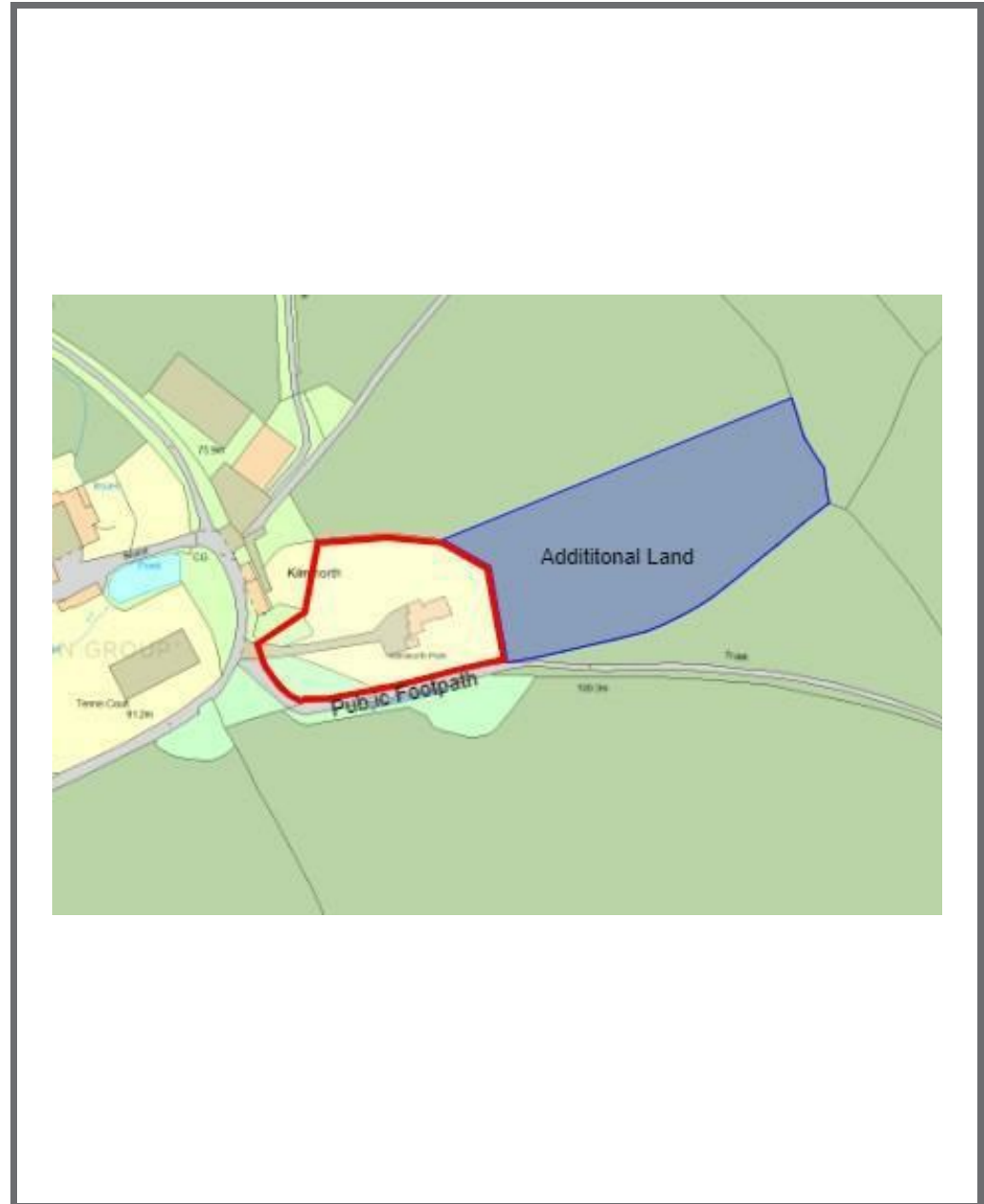
DIRECTIONS

What3words: ///shine.dolly.migrants

From Looe proceed on the road heading west signed to Polperro. After approximately 1.5 miles turn right signed Kilminorth Farm Holiday Cottage. Proceed for approximately 0.7 of a mile and the dwelling shall be found on the right hand side, at the bottom of the hill just before a left hand corner.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

61 Lemon Street, Truro,
Cornwall, TR1 2PE

farms.cornwall@stags.co.uk

01872 266729