



May Cottage



Plymouth approx. 22 Miles. Exeter Airport approx. 66. Miles Liskeard approx. 9 Miles

A well-presented 17th century detached stone cottage situated in the heart of a prime seaside location, within easy walking distance of the local amenities, beach and harbour.

- Detached Cottage
- Seaside Location
- Kitchen/Diner
- Sitting room
- Two Double Bedrooms
- Family Bathroom
- Private Outside Space with Harbour & Sea Views
- Within Walking Distance of Town & Beach
- Freehold
- Council Tax Band - Small Business Rates

Guide Price £240,000



LOCATION

May Cottage is situated within a quiet position, whilst enjoying the convenience of being just a short stroll away from the amenities of West Looe. Further shops, restaurants, galleries and pubs can be found within walking distance along with Looe's main beach and bustling harbourside. This historic town boasts a flourishing tourist industry along with a fascinating, working fishing harbour. Looe railway station is situated on the edge of town, linking with the main line stations at Liskeard and in turn Plymouth. (Plymouth to London Paddington in just 3 hours).

Golf lovers are spoilt for choice with courses 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 ferry port provides regular crossings to France and Northern Spain.

DESCRIPTION

A charming, two-bedroom, stone and slate detached cottage which is set over three floors. The property lends itself well to a holiday home and is currently run as a successful holiday let business.

ACCOMMODATION

May Cottage comprises of a small entrance porch providing access to the bathroom, kitchen/breakfast room which has a range of matching cupboards,

units and space/plumbing for appliances and a sitting room. The sitting room is dual aspect with a staircase down to the two double bedrooms.

OUTSIDE

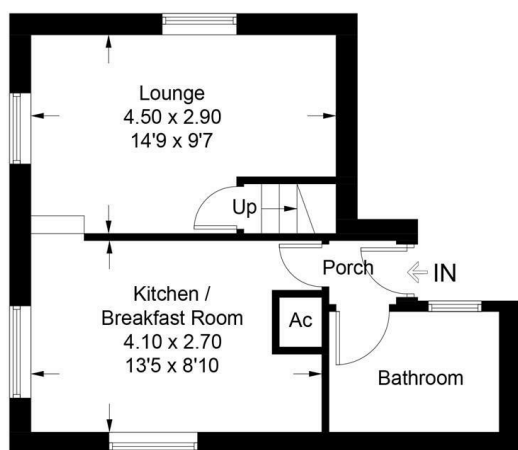
The property is set back from the road and is accessed via some steps to the cottage. External benefits include two separate seating areas, one of which is a particularly pleasant private decked seating area with ample space for tables and chairs to enjoy alfresco dining and delightful views over the town and sea views.

SERVICES

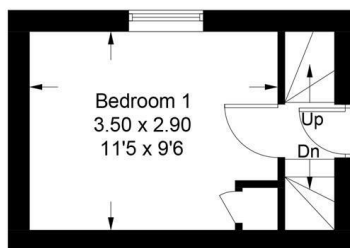
Mains Gas, Electric, Water/Drainage.
No Parking at Property
Based on the latest data available to Ofcom mobile coverage is limited with EE, Three, O2 & Vodafone and Superfast broadband coverage.



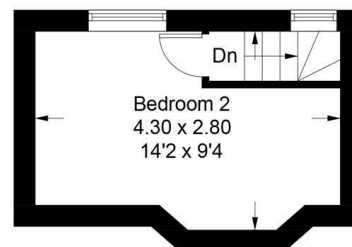
Approximate Gross Internal Area = 52.2 sq m / 562 sq ft



Entrance Floor



Middle Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1169257)

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			
(92-100) A			84
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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