



Tudor Cottage

Tudor Cottage, Barbican Road, Looe, PL13 1EU

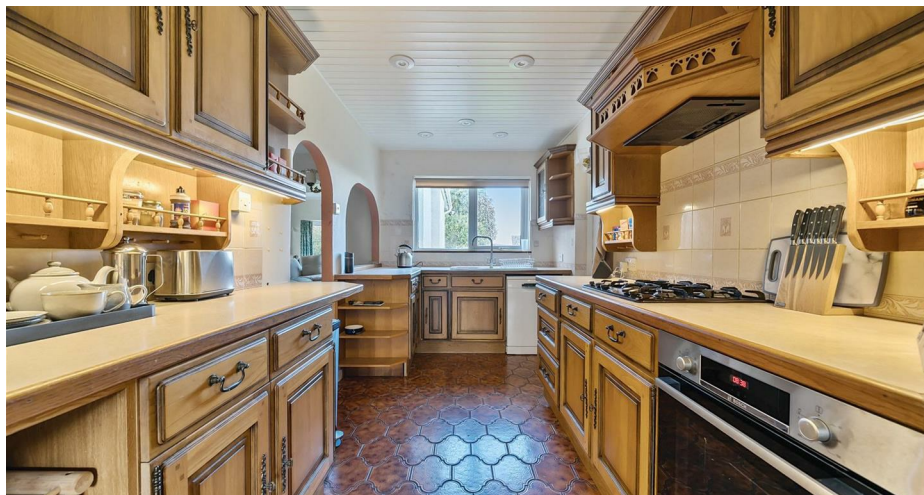


Plymouth approx. 20 miles. Newquay approx. 36 miles. Exeter approx. 72 miles.

A detached four-bedroom house situated in a convenient location within walking distance of local amenities, schools, beach and harbour. This fantastic property offers both versatile and spacious accommodation set traditionally over two floors.

- Detached Four Bedroom House
- Kitchen & Separate Utility Room
- Downstairs Shower Room with W.C.
- Dining Area
- Large Sitting Room with Multi Fuel Stove
- Conservatory
- Separate Snug/Office
- Large Driveway with Adjacent Garage
- Freehold
- Council Tax Band F

Guide Price £550,000



LOCATION

Tudor Cottage is situated a short stroll away from Primary, Secondary Schools and local amenities which include a convenience store, take away restaurants and a public house. The historic seaside town of Looe is within easy walking distance and boasts a flourishing tourist industry along with a fascinating, working fishing harbour, the area is also very popular with boating enthusiasts. The town provides a wide range of shopping and community facilities, together with excellent restaurants and eateries. A small branch line railway station is situated on the edge of town, linking with the main line at Liskeard and in turn Plymouth. (Plymouth to London 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 great family home situated in a convenient location. This spacious property offers light and versatile accommodation whilst providing a great opportunity for those seeking to put their own stamp on a new home.

ACCOMMODATION

A generous porch, perfect for wellies and coats leads through to a welcoming entrance hall. The staircase rises to the first floor whilst you can walk through to the dining area and in turn triple aspect sitting room, which is light and of a good size with a pleasant outlook over the garden, doors through to the Conservatory. The kitchen is traditional in style and has a range of matching units with co-ordinating worktops. The entrance hall also leads to a small lobby providing access to the snug/office which is a great space with a multitude of uses, the lobby also has a door to the front aspect of the property allowing this space to be completely self-contained. The first-floor landing gives access to four bedrooms and a shower room.

OUTSIDE

External benefits include a large driveway with adjacent garage and an enclosed rear garden. The rear garden is mainly laid to lawn with mature and established plants, tree and shrubs, there is also a paved seating area, perfect for BBQ's .

SERVICES

Mains Water / Private Drainage; Septic Tank

Mains Gas Central Heating

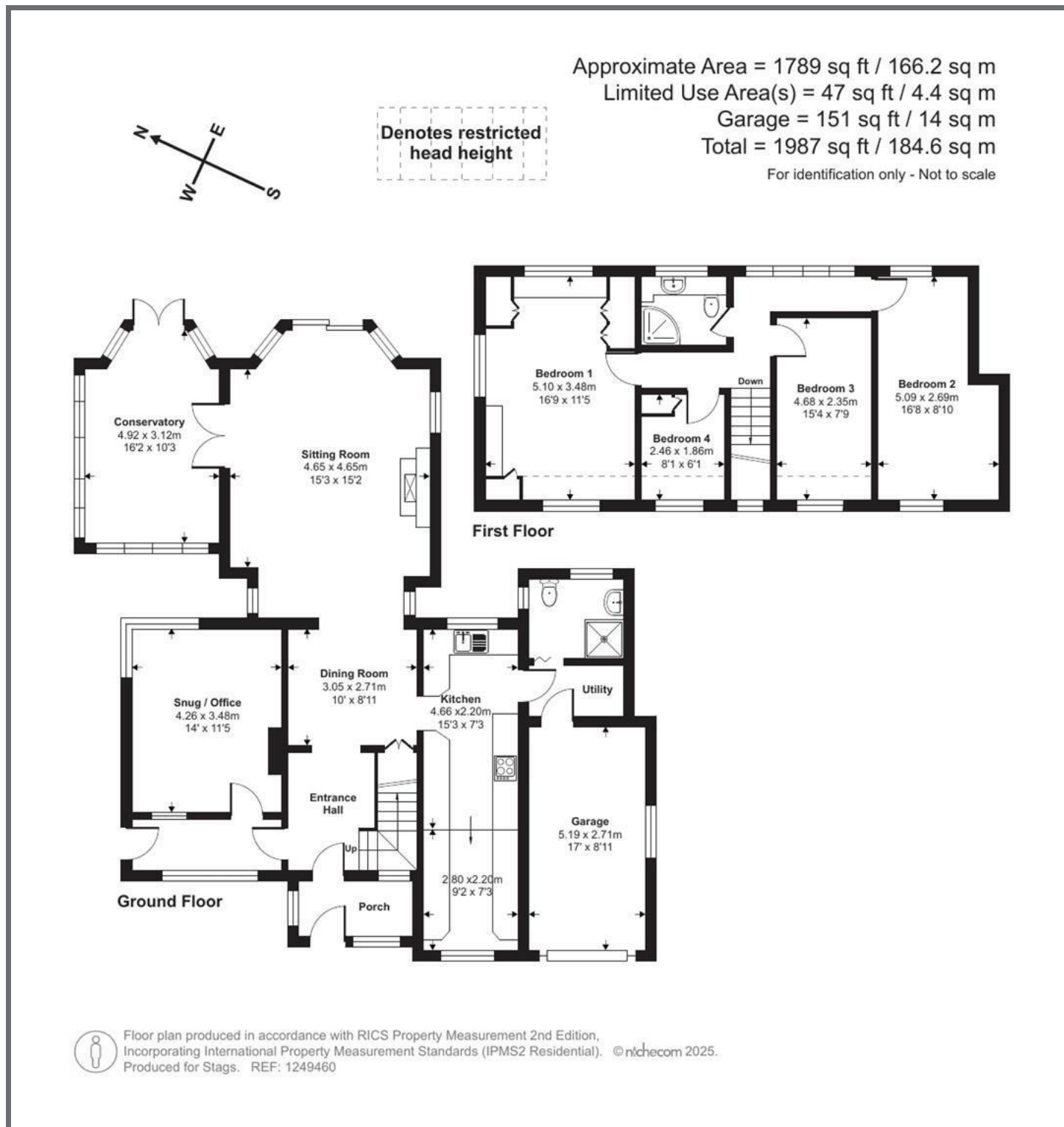
Multi Fuel Stove in Sitting room

Based on the latest data available to Ofcom, Mobile coverage with O2 is available. Broadband – BT 50mps

DIRECTIONS

Follow SatNav - PL13 1EU





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		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(35-40) G		
Net energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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