



Westnorth Mill





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Tregarland Bridge, Looe, Cornwall, PL13 1PL

Looe 2.8 miles Liskeard 7.3 miles Plymouth 20.5

Charming Grade II listed country cottage with spacious accommodation and pretty garden a short distance from the South Cornish Coast

- Rural but Accessible Location
- 2 Bathrooms
- Dining Room
- Wonderful Cottage Garden
- Freehold
- 3 Bedrooms
- Sitting Room
- Fitted Kitchen
- Garage and Parking
- Council Tax Band D

Guide Price £495,000

## SITUATION

The property is located in the hamlet of Tregarland Bridge above the East Looe River and 2.8 miles from the coastal town of Looe. Everyday amenities can be met in Looe with well regarded schools, many small shops, restaurants, galleries and pubs together with a bustling working fishing harbour recently featured on the Channel 4 travel documentary Devon and Cornwall. More comprehensive needs are met by the local market town of Liskeard 7.3 miles away, which has all the amenities expected from a thriving busy market town, and the waterside city centre of Plymouth is 20.5 miles away for a more varied shopping experience and attractions such as multiplex cinemas and theatres. The branch railway station of Sandplace is a short walk for the property which links Looe in one direction and Liskeard in the other and onward to Plymouth and London Paddington.

## DESCRIPTION

Constructed in c.1696 of stone and cob, this charming Grade II link-detached cottage retains many of its original features and offers light and airy accommodation presented to a high standard. The garden has an abundance of shrubs and bushes with a private sunny patio. Across a quiet parish road is a double garage parking and an addition garden area.





## ACCOMMODATION

The property is access via a half glazed front door to a tiled hallway and stairs to the first floor. The sitting room is layout over two levels there is a fireplace with wooden over mantel and slate hearth. A step up to a second level with another stone fireplace (not in use) and original stable door leading to a sunny patio and rear garden. Off the hall is a dining room with duel aspect bay windows. The full fitted kitchen has a range of base and eye level units with a granite worktop and butlers sink. Space for a range cooker with extractor above, space for a fridge freezer, space and plumbing for a washing machine and integral dishwasher. A stable door leads to the rear garden.

Stairs to the first floor gives access to 3 bedrooms and 2 bathrooms one with panel enclosed bath with shower above, wash hand basin and low flush wc. The other with corner shower with Triton electric shower, wash hand basin, low flush wc and bidet.

## OUTSIDE

A stone path leads to the front door flanked by a range of shrubs and bushes. To the rear a gravel path leads to a patio and seating area. Steps lead to lawned area surrounded but trees and a small stream. Across the road is a gravelled parking area and double garage with light and power. Next to the garage is five bar gate leading to an additional lawned area.

## SERVICES

Mains electricity, water and gas central heating. Private drainage via a septic tank. Broadband available: Ultrafast and Standard ADSL. Mobile signal coverage: Voice and Data unavailable (Ofcom). Please note the agents have not inspected or tested these services.

## VIEWINGS

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

## DIRECTIONS

Leave Looe on the A387 turning left on to the B3254. Passing Sandplace Railway station on your left, turn immediately right and follow the road until you pass over the railway line and the road bends to the right. Continue for approximately 250 meters were the property will be located on your left with parking opposite.

## AGENTS NOTE

Given the nature of the property and it's tranquil location alongside the stream, naturally it does present a higher risk for surface water flooding. Previously, flooding has been caused by a blockage further upstream, however the sellers have never experienced any water coming into the property in over 20 years of ownership. For more information please contact the office.





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		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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