



Tremorek



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Brentfields, Looe, Cornwall, PL13 2JJ

Polperro village 1 mile - Looe 4 miles - Fowey 7 miles

A substantial detached residence,
occupying a prime coastal location with
panoramic Sea Views.

- No Onward Chain
- Stunning Coastal Setting
- Open Plan Sitting/Dining Room
- Off Road Parking & Garage
- Freehold
- Panoramic Sea Views
- 4 Bedrooms (1 En Suite)
- Kitchen/Breakfast Room
- Beautiful Gardens
- Council Tax Band: E

Offers In Excess Of £695,000

SITUATION

The property occupies a prime position within the exclusive area of Brentfields, just a stones throw from the South West coastal path connecting Looe, Talland Bay and Polperro and within an Area of Outstanding Natural Beauty. This fantastic property is perfect for those seeking tranquillity and relative seclusion, yet within walking distance of local amenities. The village offers a variety of shops, restaurants, galleries and day-to-day amenities. Polperro is a popular tourist destination with the South West Coastal Path running through the harbour. The town of Looe is 4 miles away with more comprehensive amenities. Mainline railway stations can be found at Liskeard and Bodmin Parkway (13 miles). The city port of Plymouth can be accessed via the A38 and offers an extensive range of shopping, schooling and leisure amenities, including a ferry port serving Northern France and Spain and the Paddington to Penzance Railway service.

DESCRIPTION

A most impressive and deceptively spacious detached property situated on the beautiful south Cornish coast, enjoying stunning panoramic sea views. This well-presented house is light and spacious throughout with versatile accommodation which needs to be viewed to be fully appreciated.



ACCOMMODATION

Front door opens into a spacious entrance hall with stairs rising to the first floor and a family bathroom comprising a bath, WC and a wash hand basin. The kitchen/breakfast room offers excellent space for entertaining and offers a range of wall mounted cupboards, base units and drawers, inset sink, space for appliances, electric hob with an extractor hood over and a cooker. Double sliding doors lead from the kitchen into the generous, open plan sitting/dining room with a wood burning stove and stunning views through two sets of sliding doors, out over the garden and the panoramic sea views the property has to offer. The ground floor is completed by two bedrooms, Bedroom 2 enjoys an aspect to the front, whilst Bedroom 1 is large double bedroom with a range of built in wardrobes, en suite shower room, sliding doors and a view over the garden and Sea beyond.

The first floor offers a landing with eaves access providing useful loft storage, a further bathroom with a bath, WC and a wash hand basin and two double bedrooms which both enjoy stunning views out across the English Channel.

OUTSIDE

To the front the property benefits from a driveway which offers parking for multiple vehicles in front of a single garage with an electric up roller door and useful utility space with space and plumbing for appliances, sink and the oil fired boiler.

The front garden enjoys an area of lawn with an array of mature shrubs and plants.

The rear garden is an excellent size and enjoys the stunning backdrop of the superb coastal views the property has to offer. A patio terrace area at the rear of the house can be accessed via the sliding doors from the sitting room or Bedroom 1 and provides an excellent space for al fresco dining. Steps lead down to the main garden which is predominately laid to lawn with a further array of mature shrubs and steps leading down to an area laid to gravel with a timber summer house and access to the South West Coast path.

SERVICES

Mains electricity, water and drainage. Oil fired central heating and wood burning stove. Broadband availability: Superfast and Standard ADSL, Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

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

DIRECTIONS

From the B3359 turn right at the junction towards Polperro and continue for 1 mile, take the slight left and proceed through Killigarth following the road around to the right at Sand Hill. In approximately 0.1 miles opposite the school turn right onto Brentfields, continue along the lane until you reach the end of the estate and turn left, the property is the fourth on the right.

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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			76
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Kensley House, 18 Western Road, Launceston, PL15 7AS

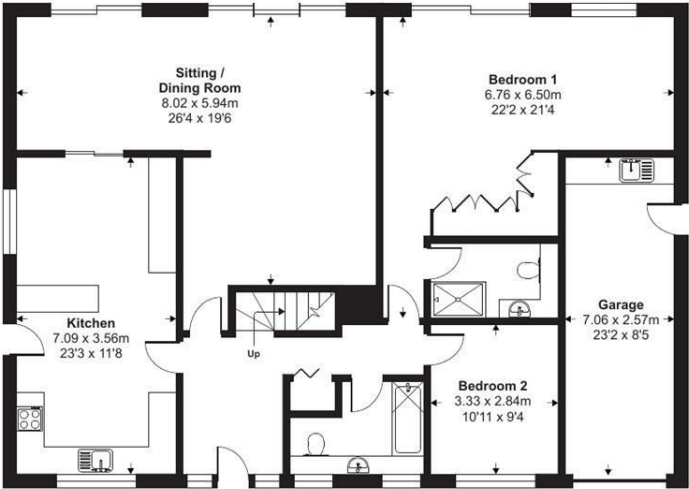
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Approximate Area = 1936 sq ft / 179.8 sq m
Garage = 186 sq ft / 17.3 sq m
Total = 2122 sq ft / 197.1 sq m
For identification only - Not to scale



First Floor



Ground Floor

 Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags, REF: 1137889