



1, Springfield Gate



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Looe, Cornwall PL13 1HF

Looe 0.8 miles - Liskeard 8 miles - Plymouth 20.9 miles

A substantial and extremely well proportioned detached house within close reach of Looe Harbour.

- Detached Family Home
- Ample Off Road Parking
- Versatile Layout
- Envious Location
- Tenure: Freehold
- 1 Mile of Harbour Village
- Double Garage
- 5 Bedrooms in Total
- Individually Designed
- Council Tax Band: F

Guide Price £595,000

SITUATION

The property is situated within striking distance of Cornwall's Coastal gem, Looe. Positioned as one of four exclusive and individually designed properties in a conservation area and on the edge of a residential development, the bustling and thriving fishing port is within 1 mile walking distance of the property, with various other amenities including public transport, educational facilities and convenience stores even closer. Rich in maritime history and famous for its wide sandy beaches, boat trips and scenic woodland, the town offers a wide range of everyday amenities including schools, many small shops, restaurants, galleries and pubs together with a bustling working fishing harbour. The branch railway station of Looe is within walking distance of the property, which links Liskeard, Plymouth and London Paddington.

DESCRIPTION

The property is understood to have been constructed in the 1990s, of standard block construction with uPVC double glazed and wooden Velux windows. The property offers a versatile layout with accommodation presented over three floors, including a ground floor bedroom and en-suite shower room. With a generous plot, double garage and ample parking space, the property would attract a wide range of buyers especially those with an interest in coastal pursuits, with the harbour within walking distance of the property.



ACCOMMODATION

The accommodation throughout is very well presented, offering well proportioned rooms and a versatile layout over three floors. The entrance hall offers a wide and welcoming space, with access to the integral garage along with a ground floor double bedroom with en-suite shower room. There is an additional family / reception room, with doors to the rear and a separate access from the side to a larger than average utility room, with ample space and storage for white goods.

The first floor presents the main area of living accommodation, including the open plan kitchen/breakfast room. The kitchen has a range of fitted base and wall units, with integrated appliances which include a dishwasher, microwave, fridge, electric oven with gas hob and a filtered water tap. Enjoying a dual aspect with views over the side and rear gardens, there is a breakfast bar with seating and an additional area for a dining table and chairs. The sitting room enjoys a south westerly facing aspect through the valley towards Looe, with double doors and a small balcony. There are 3 bedrooms throughout the first floor, all serviced by the shower room which has a fully fitted suite. Stairs continue to the second floor which offers an additional double bedroom with en-suite bathroom, a large landing and ample, boarded eaves storage.

OUTSIDE

The property is positioned as one of four individually designed residential properties, through a gated entrance along a no through road. Either side of the road is initially owned by the property, with natural hedge boundaries opposite the house along with areas of mature lawn, shrubs and a range of trees. A block paved driveway to the front property ensures there is ample off road parking, adjoining the double garage which has power and light connected. In all, there is approximately space for 5-6 cars, with a large level area of lawn offering further scope to create more if required (subject to obtaining and necessary consents). A large space to the left hand side of the property allows for further storage, in particular those looking for space to store sailing/rowing or canoeing equipment. Pathways either side of the house lead to the rear, which has been landscaped and designed with a beautiful array of mature plants to offer tiered seating enjoying the late afternoon and evening sun, with views through the valley. There is a covered seating area to one side with an additional paved patio, alongside a greenhouse and garden shed.

VIEWINGS

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

SERVICES

Mains electricity, water and drainage. Mains gas central heating. Broadband availability: Superfast and Standard ADSL, Mobile Signal: Voice and Data limited availability(Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

DIRECTIONS

The property is best approached in car, via Barbican Road. With Looe Community Academy on the right hand side, proceed for 290m passing the football club on the left hand side, and turn right onto Bodrigan Road. Proceed for a further 200m through the close and turn right onto Springfield Road. Continue to the end of this road and turn left into Springfield Gate where the property will be identified as the first on the left hand side.

what3words.com: ///privately.lives.captions



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.

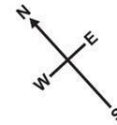


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	81
EU Directive 2002/91/EC			

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

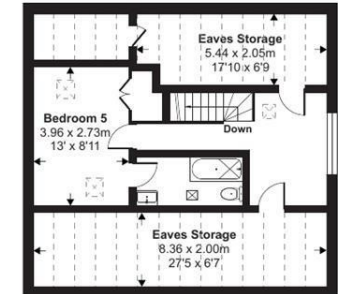
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01566 774999

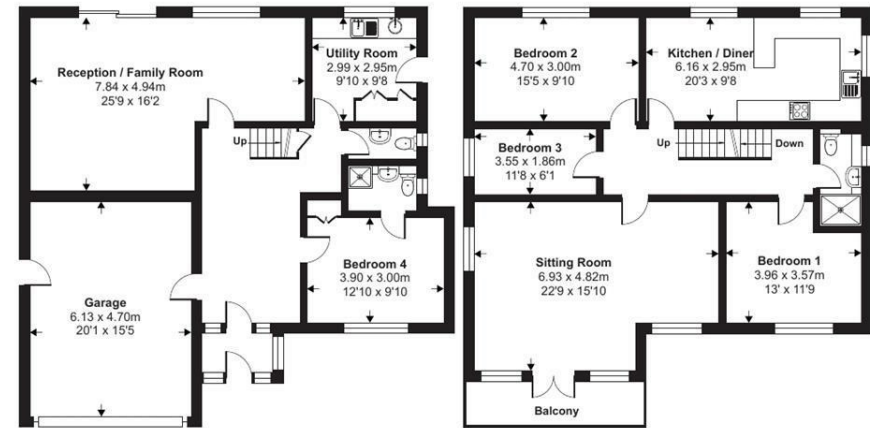


Approximate Area = 2304 sq ft / 214 sq m
 Limited Use Area(s) = 387 sq ft / 35.9 sq m
 Garage = 304 sq ft / 28.2 sq m
 Total = 2995 sq ft / 278.1 sq m

For identification only - Not to scale



Second Floor



Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential), © ncthemcom 2024. Produced for Stags. REF: 1184102



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