



Glencoe House





# Glencoe House

North View, Looe, Cornwall, PL13 1HR

Town centre 0.4 miles - Liskeard 8.5 miles - Plymouth 21 miles

This beautiful and substantial 4 bedroomed detached property nestled in a quiet position with striking views towards the ancient Kilminorth Woods and the picturesque Estuary river. Moments from the railway station and minutes from the beach and the historic fishing town and Harbour of Looe. The property offers private parking for 2 vehicles

- Detached House
- Private Parking for 2 Vehicles
- Elevated Position
- 4 Bedrooms (1 En-Suite)
- Tenure: Freehold
- Period Features
- Waterside and Rural Outlooks
- External Storage Areas
- Walking Distance of Local Amenities
- Council Tax Band: D

## Offers In Excess Of £450,000

### SITUATION

The property is situated within striking distance of Cornwall's Coastal gem, Looe. Well positioned enjoying far reaching views over the East Looe River, the property is within walking distance of the bustling and thriving fishing port, 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

An immaculately presented and well proportioned detached house understood to date back to 1912. The property is understood to be of standard construction with a slate tiled pitched and fibreglass flat roof. The property throughout has been well cherished by the current owner having undergone a number of significant improvements by to offer a fantastic opportunity in a prime, coastal position. With private parking for 2 vehicles, external storage and stunning outlooks, viewings are highly recommended to appreciate the enviable position.





## ACCOMMODATION

From the private parking bay, steps descend to the courtyard with an entrance into the kitchen/diner. The kitchen has been upgraded over the years by the current owner and now presents a sleek and modern kitchen with a number of integrated appliances and under counter space and plumbing for more. The kitchen adjoins the dining room, which overlooks the courtyard and has ample space for a dining table and chairs. There are 2 further generous reception rooms with elevations towards the front of the property, facing North West over the East Looe River and hills in the distance. These rooms offer the space as a family room, sitting room or larger dining room for guests and family. There is an additional entrance via the front garden into the property, where the staircase ascends to the first floor.

The first floor of the property presents 3 well proportioned double bedrooms and an additional single room/study. 3 of the 4 bedrooms enjoys the stunning outlooks, with the principle bedroom having the added benefit of the en-suite shower room. The first floor landing has a feature stained glass window with high ceilings and a split level offering a feeling of space and natural light. A fully fitted modern suite in the family bathroom services the other 3 bedrooms, with tiled floor and partially tiled walls.

## OUTSIDE

The property can be approached on foot from the centre of Looe, less than 1 mile away via a footpath to the front elevation of the property, where steps cut through the front lawn to the front entrance. To the rear is a secluded and private courtyard, access via steps from the private parking bays. The rear courtyard is south easterly facing and enjoys the sun from morning to mid-afternoon, the perfect place for outdoor dining and seating. Below the parking bay is a most useful storage area, perfect for water sport equipment and gardening tools, with power and light connected. Pathways either side of the house allow for access and maintenance to the property.

## SERVICES

Mains electricity, water and drainage. Mains gas fired central heating. 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. The property is sold subject to all local authority charges.

## VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags. Please take note of the directions within these particulars to the property.

## DIRECTIONS

Directions available with viewing confirmation.





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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>65</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

launceston@stags.co.uk

01566 774999



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