



Pendower House



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Pelynt, Looe, Cornwall, PL13 2LS

Village Centre 0.3 miles - Looe 4.5 miles - Plymouth 30.4 miles

A spacious and well positioned family home with extensive off road parking and stunning rural outlooks from all elevations

- South Westerly Facing Rear Garden
- 4/5 Double Bedrooms
- Stunning Rural Outlooks
- Large Integral Garage
- Extensive Off Road Parking
- Less than 4 Miles from Coast
- Well Maintained Level Gardens
- Spacious Living Space
- Tenure: Freehold
- Council Tax Band: F

Guide Price £625,000

SITUATION

The property is ideally situated on the fringes of Pelynt, a sought-after village located in the heart of South East Cornwall with local shops, schools, public house, village hall, social club and more. Pelynt offers a peaceful, rural lifestyle with easy access to stunning beaches, scenic walking trails, and the vibrant towns and villages that Cornwall is famous for including the coastal gem of Looe, rich in maritime history and famous for its wide sandy beaches, boat trips and scenic woodland. Looe is approximately 4 miles from the property and offers a wide range of everyday amenities including schools, many small shops, restaurants, galleries and pubs together with a bustling working fishing harbour and the branch railway station which links Liskeard, Plymouth and London Paddington.

DESCRIPTION

Set in the charming village of Pelynt only a few miles from the South Cornish Coast, this generously sized family home offers a unique opportunity to acquire a property commanding uninterrupted and far reaching views across the adjacent Cornish countryside. An individually designed property built around 2001 of brick and block cavity construction under a natural slate pitched roof. The property boasts a versatile layout with spacious living areas, 4-5 double bedrooms, well maintained gardens and a large garage with ample off road parking, this home is ideal for growing families or those seeking a peaceful retreat with close proximity to local amenities and the coast.



ACCOMMODATION

The accommodation throughout is presented in good order and offers scope for buyers to cosmetically update with their own taste if so desired. A large entrance hall via a covered entrance porch offers a sense of space with stairs to the first floor and storage. The kitchen/breakfast room to the rear of the property is well orientated to enjoy the views, with a farmhouse style fitted kitchen and a range of appliances including double electric oven, electric inset hob and a fridge/freezer. There is further under counter space and plumbing for freestanding white goods, with the same in the large utility. A rear porch adjacent to the utility allows for access to the rear garden, with an integral door to the large garage. The L shaped sitting room allows for space for a dining table and chairs, with 2 sets of French doors to the rear and a prominent brick built fireplace housing a stunning multi-fuel burner, and an adjoining conservatory with doors to the side lawn. The ground floor is complete with a 5th bedroom/study and a ground floor shower room making it perfect as a guest suite or for those that require ground floor living.

The first floor presents 4 double bedroom, all commanding far reaching rural outlooks and many with some form of built in storage. The principle bedroom has incredible views to the rear, 2 built in wardrobes and the added benefit of a walk in dresser, en-suite bathroom and balcony. All other bedrooms are serviced by the family bathroom which has a fully fitted suite, with a separate large airing cupboard off the landing.

OUTSIDE

The property sits within a large, level plot positioned with a south westerly facing aspect to the rear, overlooking the adjoining farmland with stunning uninterrupted views. and with extremely well-maintained gardens to both sides and the rear. The side garden is a particularly noteworthy feature, a well maintained level lawn with a well stocked border consisting of a wide variety of mature shrubs and trees and a well positioned summer house with power connected, providing a great space for outdoor entertaining, children's play, or relaxation. The rear of the property is mainly laid to a paved patio, perfect again for admiring the Cornish countryside and beautiful sunsets year round. A level area of gravelled hardstanding to the opposite end of the property is the perfect area for working in the garden, with 2 timber garden sheds and raised vegetable beds. The front of the property is a large, private driveway with parking for 6-8 vehicles, gated access and a large garage with power, light and water connected with an electric up and over door.

SERVICES

Mains electricity and water, Private drainage via septic tank (installed in 2001 and emptied Feb 2025). Heating via oil fired central heating (boiler installed 2023 and banded tank in 2024) and multi fuel stove (installed 2019 with HETAS cert). Broadband availability: Ultrafast and Standard, Mobile signal coverage: 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.

VIEWINGS

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

DIRECTIONS


From the centre of Looe, proceed on the A387 towards Pelynt. After approximately 2.3 miles, turn right towards Pelynt onto the B3359 and stay on this road for 2.1 miles, passing through the village of Pelynt where the property will be found on the left hand side, identifiable by a Stags for sale board.

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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			74
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			

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