



Trecairne



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Plaidy Park Road, Plaidy, Looe, PL13 1LG

Pathway to Beach 25 meters - Beach 100 meters - Looe 1.3 miles - Plymouth 20.3 miles

A superbly presented detached contemporary home with fabulous sea views.

- Stunning Sea Views
- Presented to a High Standard
- 3/4 Bedrooms
- Garden, Balcony & Sun Terraces
- Off Road Parking
- Garage
- Council Tax Band: E
- Freehold

Guide Price £899,950

SITUATION

The property is situated on Plaidy Park Road which is located on the outskirts of the popular South East Cornwall coastal town of Looe. The town offers a bustling and thriving fishing port, with various other amenities including many small shops, restaurants, galleries and pubs together with public transport, educational facilities and convenience stores even closer. The area is rich in maritime history and famous for its wide sandy beaches, boat trips and scenic woodland. The branch railway station of Looe is within walking distance of the property, which links Liskeard, Plymouth and London Paddington.

DESCRIPTION

The property has undergone a full refurbishment by the current owners to form a stunning and incredibly well-presented 3/4 bedroom detached, reverse living home, set within this fantastic coastal location with striking sea views and only a short walk from the beach.



ACCOMMODATION

The front door opens into a most impressive open plan kitchen/living area with three sets of sliding doors leading out to a full width balcony which showcases the property's position and beautiful sea views. The fully fitted kitchen comprises a range of wall mounted cupboards, base units and drawers with an inset sink, a range of NEFF appliances including two built in ovens with microwave, integrated dishwasher and fridge freezer. The kitchen also benefits from an island with a built in hob and breakfast bar, making it an ideal space for those looking to host.

The ground floor is completed by a study/bedroom 4 with an en suite WC.

The lower ground floor comprises 3 double bedrooms and a family bathroom. The master bedroom and bedroom 3 benefit from en suite facilities and all three bedrooms enjoy the views the property has to offer and direct access out to the rear upper terrace. The lower ground floor is completed by a useful utility room with a sink, washing machine and tumble dryer (included within sale).

OUTSIDE

To the front the property enjoys off road parking and a single garage. Steps lead down from the drive to the front door.

To the rear there are two large terraces which provide a superb space for al fresco dining. A spiral staircase from the balcony connects to the terrace on the lower ground floor and further steps from the terraces lead down into the garden which boasts a variety of mature shrubs, trees and flowers with a summer house positioned in a private setting at the end of the garden, benefitting from power and broadband connection.

SERVICES

Services: Mains water, drainage, electricity and gas. Broadband availability: Superfast and Standard ADSL, Mobile signal coverage: Voice and Data likely available (Ofcom). The agents has not inspected or tested these services.

Plaidy Park Road is a private road, the annual management fee to cover future resurfacing is £75 per annum. Please note the property is subject to a covenant, please contact the Stags Launceston office for further information.

VIEWINGS

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

DIRECTIONS

what3words.com: ///tripods.passenger.clipped



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.

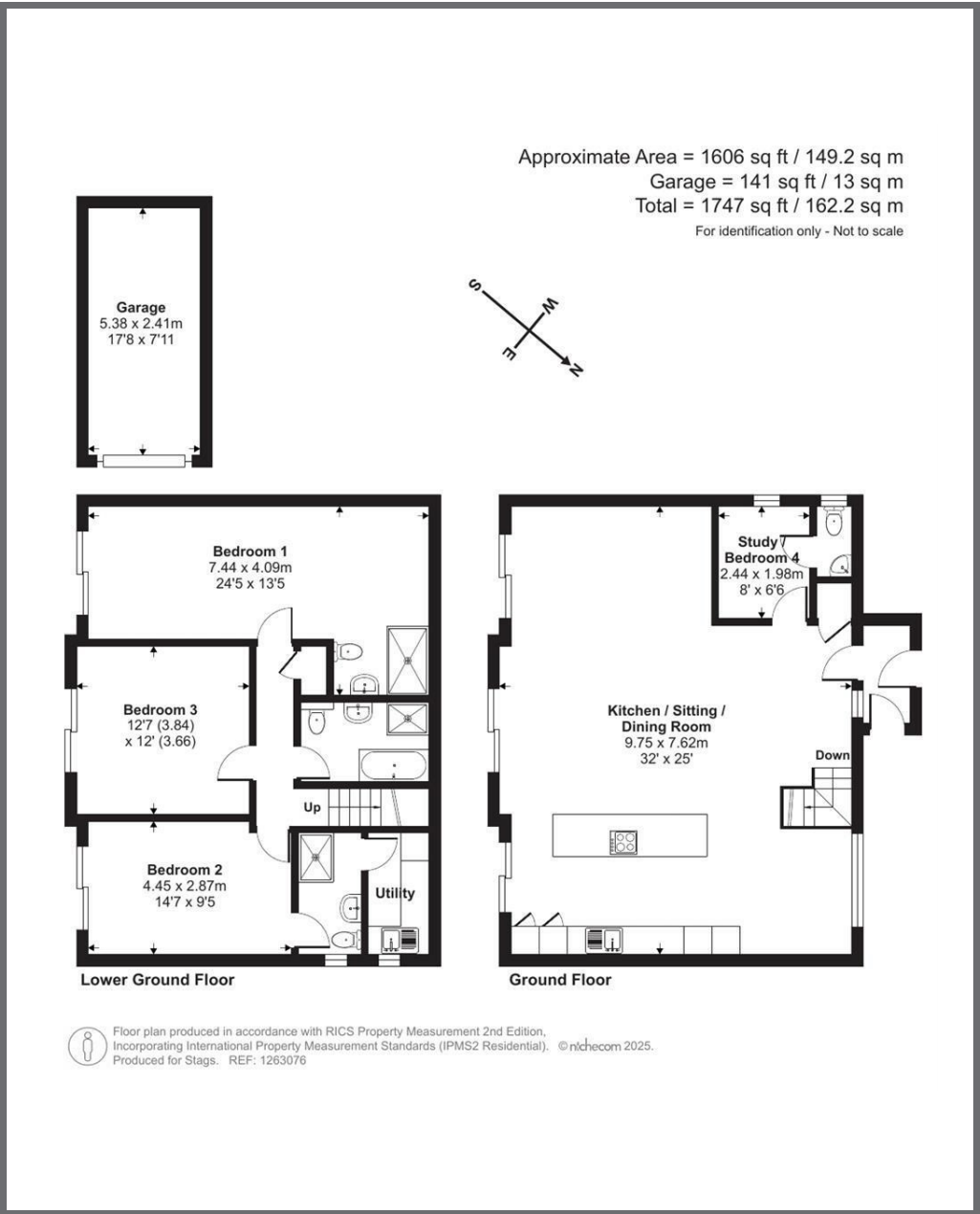


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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