

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol



**For Sale**

Guide price **£575,000**

Ocean View Killigarth, Looe, Cornwall PL13 2JQ

150 Sq M  
(1,614 Sq Ft)



# Summary

- Smart 5 bedroom home
- Standout views over countryside to the sea at Talland Bay
- 4/5 Bedrooms, 1 ensuite
- Dual aspect and double height lounge
- Fully fitted kitchen and dining room
- Utility and walk in store
- Large patio with hot tub and uninterrupted coastal views

## Location:

Ocean View is situated in a tucked away location on the edge of Killigarth Manor, near Polperro. It is an outstanding location with uninterrupted views over farmland and countryside to the coast at Talland Bay. Polperro is approximately 1.5 miles and Looe 4 miles.

## Description:

A smart detached property with outstanding views over farmland to the coast at Talland Bay. Originally the owner's accommodation for Killigarth Holiday Park and in recent years utilised as a holiday letting property it is the first time available for private ownership. Ample accommodation over two floors and would suit as a family home or home and income.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

Approx.	sq ft	sq m
<b>Total</b>	1,615	150

Front entrance to hallway with stairway to first floor, storage under. Cloakroom WC. Access to:  
Lounge (7.3m x 4.6m) An impressive double height room with exposed ceiling beams and dual aspect, with the seaward side being of particular note where the sliding patio doors and picture window create an attractive corner glazed element to the room. Feature fireplace with slate style hearth and electric wood burner style heater. Three radiators. Door to Office/bedroom 5 (3.1m x 2.7m) a double bedroom with picture window to side. Radiator.

Kitchen and dining room (4.4m x 4.3m) with fitted kitchen units to two sides and ample space for a family dining table. Fitted Dishwasher, double electric range and full height concealed fridge freezer. Open seaward views to rear. Door to rear lobby with side access door. Doors off to utility room (3m x 1.4m) with floor mounted oil mounted boiler. Walk in store (2.4m x 1.4m).

Bedroom (4.2m x 2.7m) with open seaward views to rear. Radiator.

Bedroom (3m x 2.4m) Front aspect. Radiator.

First floor galleried landing with front aspect window. doors off to:

Bedroom (5.2m x 4.3m max) with open countryside to sea views to the rear. Radiator.

Bedroom (5.6m x 3.5 max) with open countryside to sea views. Radiator. En suite (2.7m x 1.6m) with double shower cubicle, WC and had was basin. Tower radiator.

Bathroom (L shape 3.8m x 1.7m plus 1.4m x 1.3m) with bath, WC and wash hand basin Towel radiator.

## Outside:

Approached via driveway to large parking and turning area for 5/6 vehicles plus double garage. Lawned garden to front with paver path to front door and around to rear. Oil tank. The garden to the rear is predominantly laid to lawn with a full length patio to the rear and side of the house to fully take advantage of the countryside and sea views. Hot Tub.

## Services:

We understand that mains electricity, water and drainage and oil are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

Awaited.

## Planning:

Formerly the manager accommodation for Killigarth Manor and in recent years as fully furnished holiday home the property will be sold with residential use.

## Terms:

Freehold with vacant possession.

## Legal fees:

Each party is responsible for their own legal fees in relation to this transaction.

## Money laundering:

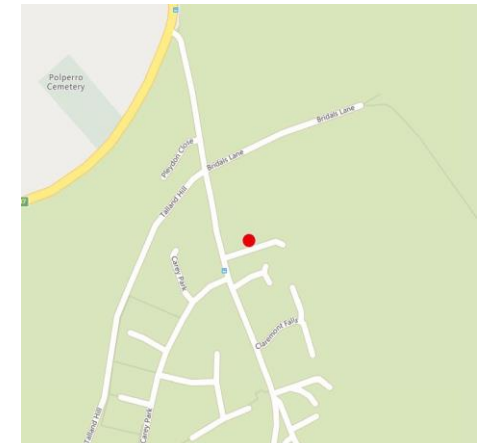
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## VAT:

All figures quoted are exclusive of VAT if applicable.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

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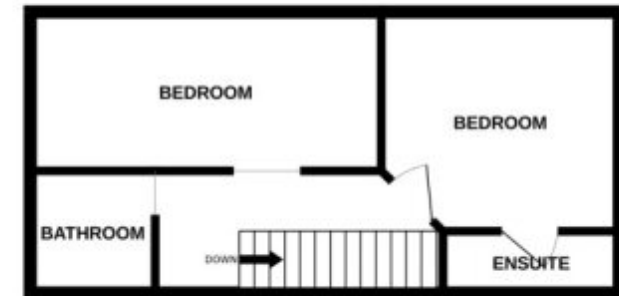




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.