

SCOTT
PARRY

— ASSOCIATES —
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

TRENANT POINT COTTAGE TRENANT POINT, LOOE, PL13 2AA

PRICE GUIDE £1,250,000





THE GLORIOUS CORNISH RIVIERA - A detached south facing riverside house with private jetty and woodland gardens. Uniquely positioned and only accessible by boat or on foot, thereby providing an enchanting private and natural environment with an abundance of observable flora and fauna. About 1974 sq ft, 30' Sitting/Dining Room, Kitchen, 300 sq ft Garden Room, Cloaks/WC, Pantry, 18' Principal Bedroom with Ensuite Bath/Shower Room, 2 Further Double Bedrooms, Family Bathroom, Guest Room/Studio, Various Outbuildings.

HARBOUR 500 YARDS BY BOAT, BEACH 0.5 MILE, FOWEY 10 MILES, PLYMOUTH 21 MILES, LISKEARD 9 MILES, EXETER 63 MILES

LOCATION

The property lies only 500 yards from the picturesque and historic harbour and the famous seven arch bridge, with the town beach and Hannafore beach also closeby. This position affords a constantly changing panorama with day boats and leisure craft enjoying the river. Kingfishers often perch on the jetty and when the tide recedes numerous wading birds can be found feeding along the waters edge.

Looe straddles the wide river with its long bridge and stone harbourside, with a thriving tourist industry and is popular with boating enthusiasts. Parts of the neighbouring coastline are in the ownership of the National Trust. Close to the beach and the South West Coast Path the location will suit those seeking to pursue the seaside lifestyle. The quiet Plaidy Beach has a slipway and provides a superb environment for bathing, kayaking and snorkelling.

There are a wide range of shopping and community facilities, on both sides of the river, together with award winning restaurants. On the edge of the town is a branch line railway which links with the main line at Liskeard (Plymouth to London Paddington 3 hours).

The City of Plymouth lies within commuting distance, having an extensive and historic waterfront.

Golf is available at Portwrinkle, St Mellion International Golf Resort, or Looe Bindown. The sailing waters of the area are favoured by yachtsmen and deep water moorings are available on the Rivers Lynher and Tamar at St Germans, Saltash and Fowey/Polruan. Saltash has a Waitrose store and the city of Plymouth offers an abundance of facilities centred around the historic and fascinating waterfront areas of the Barbican and Hoe. The ferryport provides regular crossings to France and Northern Spain.

The Tamar Valley AONB, the surfing beaches of North Cornwall, historic country houses and many other places of interest lie within an easy drive.



DESCRIPTION

Trenant Point Cottage comprises a fabulous waterside cottage, south facing and directly overlooking the confluence of the East and West Looe Rivers, both the rivers and their respective valleys are noted for their wonderful natural and historic environment with abundant wildlife and healthy river systems - this is a true nature lovers paradise. The wooded backcloth of mature broadleaf woodland provides a soft and verdant ambiance. Trenant Woods (part of which is Ancient Woodland) is in the ownership of The Woodland Trust, extending to about 225 acres and the property has direct access onto the woodland pathways providing a superb amenity for walking, Kilminorth Woods nearby is also designated as a Local Nature Reserve. The property lies within the Conservation Area and is also in an Area of Great Landscape Value.

The tidal waters of the Looe Estuary are suited to bilge keel, shallow/flat bottomed boats or dinghies, our clients also rent a conveniently positioned mooring, enabling them to safely moor their dinghy when travelling "shoreside" for shopping etc. The open waters of Looe Bay and the English Channel lie 0.75 mile to the south and readily accessible in a few minutes by boat.

The property has been thoughtfully maintained by our clients and has comfortable living space with the potential to incorporate the Guest Room/Studio into the main residence to create a fourth bedroom if desired (and subject to any consents). The cottage is fully double glazed and has a combination of wood burners and electric for heating. Slate flag flooring and exposed stone walls, timber beams and lintels create a home of great warmth and character.

The accommodation extends to about 1974 sq ft and briefly comprises as follows - GROUND FLOOR - 30' Verandah - 30' Dual Aspect Sitting/Dining Room with Chesney 8kW multifuel burner - 20' Dual Aspect Garden Room with French doors to garden, vaulted ceiling and Chilli Penguin 5 kW multifuel burner - 19' Bespoke Kitchen in the traditional cottage style with Pantry Area off and Cloakroom/WC - Rear Porch/Boot Room - FIRST FLOOR - 18' Dual Aspect Principal Bedroom with Ensuite Bath/Shower Room off - 2 Further Double Bedrooms - Family Bathroom - SECOND FLOOR - 21' Guest Room/Studio with eaves storage space off.*

*Note - the second floor room is currently accessed via an external spiral staircase (or internally via a roof hatch), it is considered possible to incorporate this space into the main residence by the provision of an internal staircase depending upon individual needs and any consent that may be required.

OUTSIDE

The private stone built quay/jetty has areas of shingle beach on either side, from here fishing and bathing can be enjoyed directly. Our clients have historically kept their boats/dinghies on the foreshore and enjoyed many sunset barbecues here. Gentle steps rise from here into the woodland garden with lawned areas together with established shrub and flower beds. Immediately adjacent to the south side of the house a 30' long verandah provides shade and shelter and is the perfect vantage point to observe the views. The gardens have mature oak and beech trees amongst other varieties and areas of wildflowers. Our clients have planted a small orchard of various Westcountry varieties.

There are a number of useful outbuildings including - Log Store, Roundhouse Garden Store, Potting Shed, Workshop/Summerhouse with Verandah.



EPC RATING - F, COUNCIL TAX BAND - E

SERVICES - Mains water and electricity. Private drainage. Broadband - Superfast available - upto 52mbs download (source Ofcom).

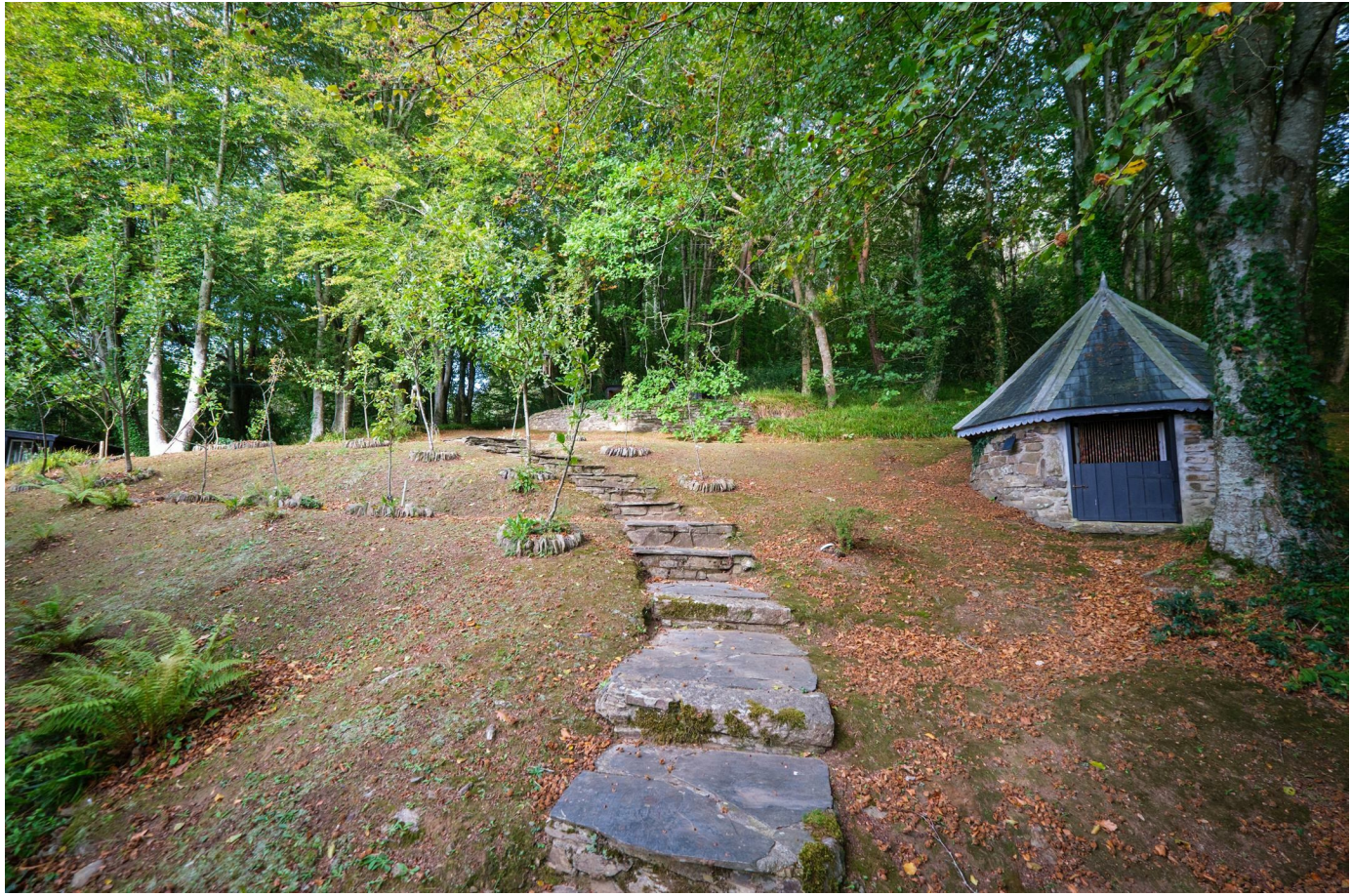
DIRECTIONS AND VIEWING APPOINTMENTS

Using Sat Nav - Postcode PL13 2AA

VIEWING - Very strictly by prior appointment with Scott Parry Associates, please be prepared for transportation by boat. Timings will be tide dependent.







Trenant Point Cottage, Looe

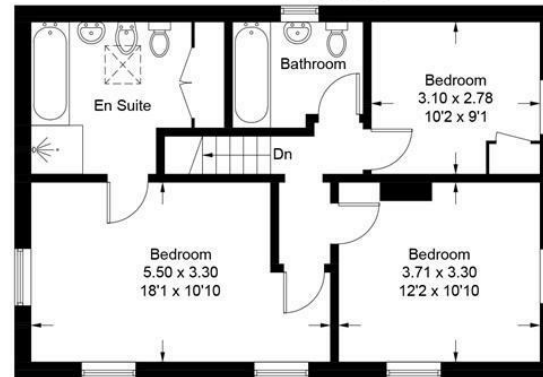
Approximate Gross Internal Area = 183.4 sq m / 1974 sq ft

Outbuildings = 28.1 sq m / 303 sq ft

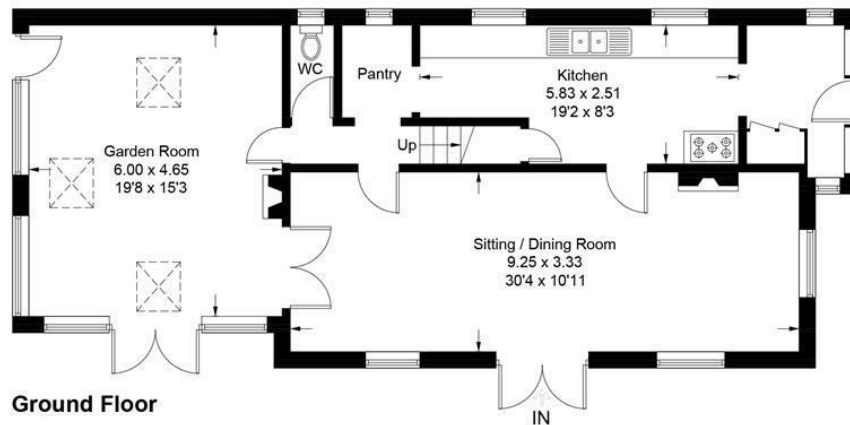
Total = 211.5 sq m / 2277 sq ft



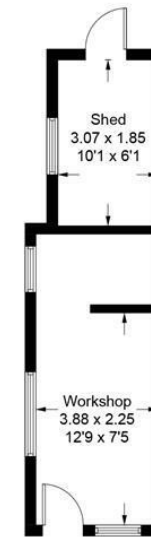
 = Reduced headroom below 1.5m / 5'0"



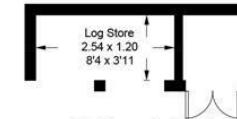
First Floor



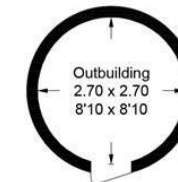
Ground Floor



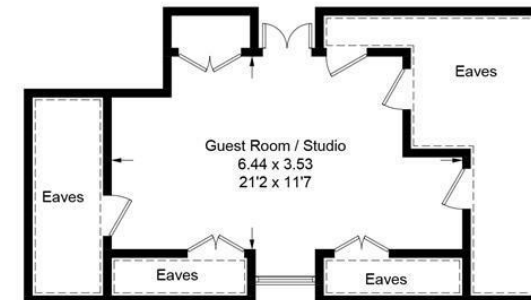
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1340169)

These particulars should not be relied upon.