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LANDLOOE BRIDGE FARM LANDLOOE BRIDGE, ST. KEYNE, LISKEARD, PL14 4RT

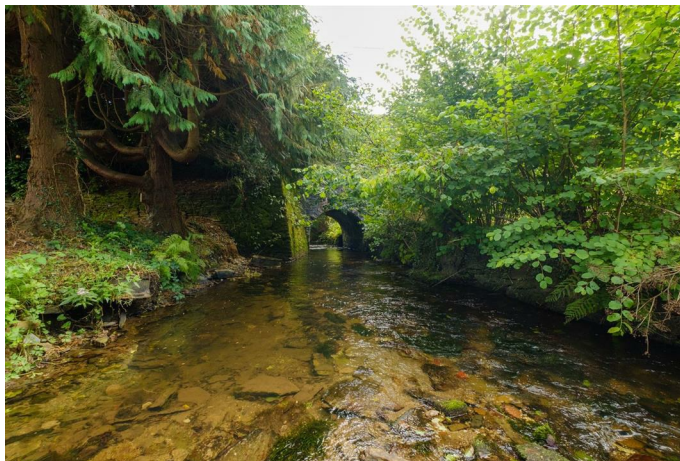
PRICE GUIDE £535,000





STUNNING FARMHOUSE WITH RIVER FRONTAGE - A detached farmhouse recently improved to a contemporary standard and offering spacious accommodation with the potential for the creation of an annexe wing etc by converting the barn (subject to any consents that may be required). About 1996 sq ft, 25' Kitchen/Dining Room, Sitting Room, Office/Bed 4, Luxurious Principal Bedroom with Walk in Wardrobe and Ensuite Shower Room/WC, 2 Further Double Bedrooms, Family Bathroom, Ample Parking, Extensive Paved Sun Terrace, Lawns and River Frontage.

TREWIDLAND 0.5 MILE, LISKEARD 4 MILES, SALTASH 13 MILES, LOOE AND THE BEACHES 4 MILES, PLYMOUTH 19 MILES, EXETER 61 MILES, FOWEY 24 MILES, NEWQUAY AIRPORT 34 MILES



LOCATION

Landlooe Bridge Farm lies a short distance from the tiny rural village of Trewidland in an enviable position with beautiful views over the unspoilt landscape of the East Looe River Valley, which is renowned for its abundance of natural flora and fauna. This location is accessible with the A38 only 3 miles to the north, however it is truly rural and there is a wide network of footpaths, bridleways and quiet lanes within the valley providing wonderful opportunities for riding out, nature lovers and outdoor enthusiasts. The village has a primary school rated "good" by Ofsted. Causeland Station on the branch line is only a 5 minute walk away.

There is a local farm shop, with popular café at Widegates catering for most day to day needs and the nearby village of Hessenford has a church and popular public house.

The town of Looe straddles the wide river with its long bridge and stone harbourside which remains important today as a commercial fishing facility, with a thriving tourist industry and popular with boating enthusiasts. On the edge of the town is a branch line railway station which links with the main line at Liskeard (Plymouth to London Paddington 3 hours).

The coastline either side of Looe is beautiful and unspoilt, easily accessible via the South West Coast Path and the substantial areas of ownership held by the National Trust. There are excellent bathing and surfing beaches all along the south coast with many hidden coves to explore.

Access to the area is good with main roads leading to the A38, west of Plymouth. The market town of Liskeard, to the north, includes a wide range of facilities as does the town of Saltash with a Waitrose store on its northern outskirts. The City of Plymouth lies within commuting distance and has an extensive and historic waterfront together with an excellent range of shopping, educational and recreational facilities. In addition there is a cross channel ferry link at Plymouth with regular services to France and Northern Spain. There are many notable country houses and estates including the outstanding Mount Edgumbe Estate on the Rame Peninsula.







DESCRIPTION

The farmhouse has recently been completely refurbished in the contemporary style with the emphasis on luxury country living.

The property incorporates quality fixtures, fittings and appliances with brands including Zanussi, Bosch, AEG, and Villeroy and Boch amongst many others.

The accommodation extends to about 1996 sq ft - GROUND FLOOR - Stunning 550 sq ft Open Plan Kitchen/Dining/Family Room triple aspect with 2 sets of folding doors providing a seamless transition to the terrace - Sitting Room - Cloakroom/WC - Bedroom 4 (or Study) - Plant/Utility Cupboards - FIRST FLOOR - Luxury 18' Principal Bedroom with Juliet Balcony, Dressing Room and Ensuite Shower/WC - 2 Further Double Bedrooms - Family Bath/Shower Room.

OUTSIDE

A shared driveway provides ample level parking for many cars including space for parking motorhome, caravan, boat, horsebox etc.

The gardens have frontage to the East Looe River along the west boundary. Extensive paved patio and sweeping lawn.

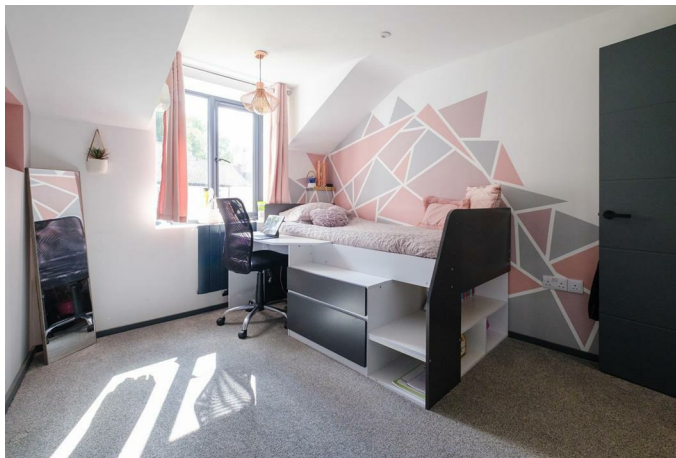
EPC RATING - E, COUNCIL TAX BAND - E

SERVICES

Mains water, electricity and private sewage treatment plant (shared with neighbouring property). Oil fired central heating and solar thermal. Broadband - Ultrafast available. Mobile - indoor limited, outdoor likely.

DIRECTIONS

Using Sat Nav - Postcode PL14 4RT

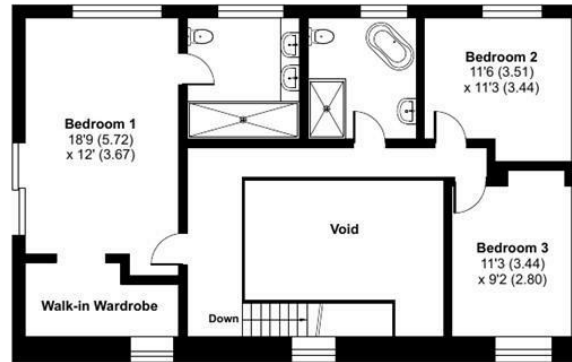


Landlooe Bridge, St. Keyne, Liskeard, PL14

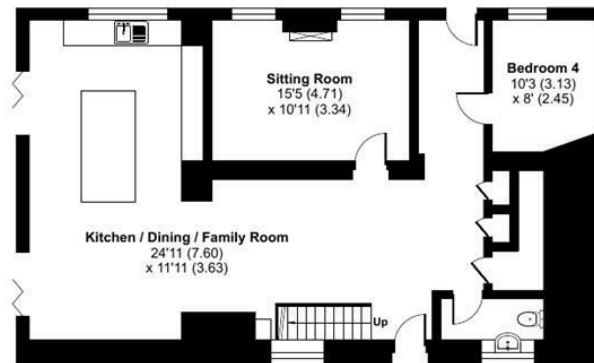
Main House = 1996 sq ft / 185.4 sq m (excludes void)

Barn = 684 sq ft / 63.5 sq m

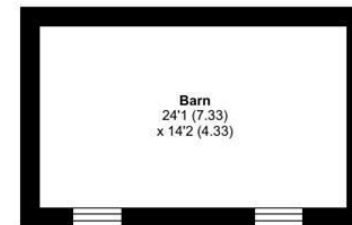
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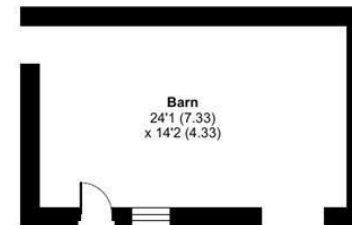
FIRST FLOOR



GROUND FLOOR



BARN FIRST FLOOR



BARN GROUND FLOOR



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These particulars should not be relied upon.