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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

6 WILTON TERRACE, PELYNT, LOOE, PL13 2LE

PRICE GUIDE £225,000





SOLD - Scott Parry Associates are pleased to report another successful sale - CLOSE TO THE SOUTH CORNISH COAST - A semi-detached village house with south facing garden and only a short walk to local amenities. About 894 sq ft, 16' Kitchen/Dining Room, 16' Dual Aspect Sitting Room, 2 Double Bedrooms, Seperate WC, Parking, Garden and Country Views.

LOOE 4 MILES, FOWEY 7 MILES, LISKEARD 11 MILE, PLYMOUTH 25 MILES, TRURO 38 MILES, EXETER 68 MILES



## LOCATION

6 Wilton Terrace is conveniently positioned within walking distance of the village amenities and with easy access to quiet country lanes for dog walking.

Pelynt is a prized village location which offers a range of amenities including a convenience store with butcher, shop with post office, doctor's surgery, primary school, church, hairdressers and the popular Jubilee Inn.

The historic town of Looe is only 4 miles away has a working harbour, boasts a thriving tourist industry and is also popular with boating enthusiasts. The town provides a wide range of shopping and community facilities, together with award winning restaurants. 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 West Looe River Valley lies within a short walk and is renowned for its quiet lanes, footpaths and bridleways all providing unbridled opportunities for equestrians, nature lovers and outdoor enthusiasts.

The Cornwall Area of Outstanding Natural Beauty lies a short distance to the south with its unspoilt coastal scenery, hidden coves and creeks, with various areas of the coast in the ownership of The National Trust. Nearby, Polperro, Polruan/Fowey and Looe are picturesque, each with their own harbours and fishing fleets. The deep waters of the Fowey estuary are well known to the sailing fraternity. There are nearby golf courses, including St Mellion. Plymouth offers access to cross channel ferry services and there is an international airport at Newquay.

Many of Cornwall's attractions are within easy driving distance, including the Eden Project, The Lost Gardens of Heligan and such National Trust properties as Cotehele and Lanhydrock.





#### DESCRIPTION

6 Wilton Terrace comprises a semi-detached village house which benefits from oil fired central heating and a south facing garden with lovely rural views.

The accommodation extends to about 894 sq ft and briefly comprises - GROUND FLOOR - 17' Kitchen/Dining Room with oil fired Rayburn range - 16' Sitting Room with open fireplace and a dual aspect having a door giving direct access to the rear garden - Large Bath/Shower Room with freestanding bath and seperate shower cubicle - FIRST FLOOR - 2 Double Bedrooms, both of generous proportions and with dual aspect views over the village and open country.

#### OUTSIDE

The private drive provides parking for 2 cars. The rear garden has a south aspect with country views. The garden is lawn with a graveled seating area.

EPC RATING - E, COUNCIL TAX BAND - B

SERVICES - Mains water, electricity and drainage.

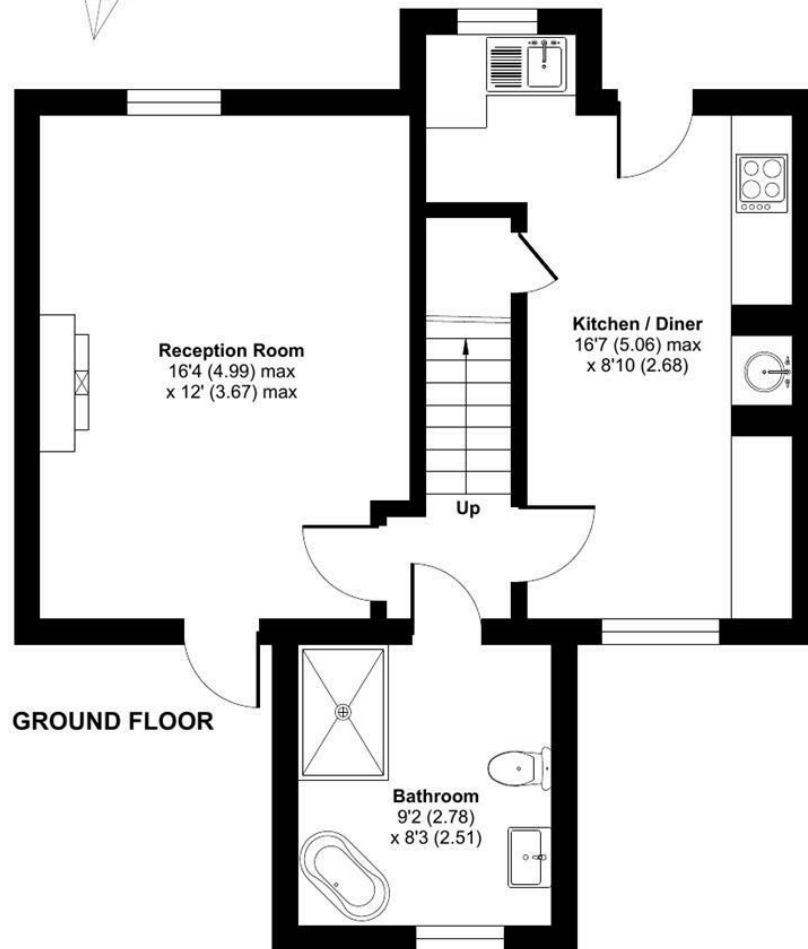
#### DIRECTIONS

Using Sat Nav - Postcode - PL13 2LE

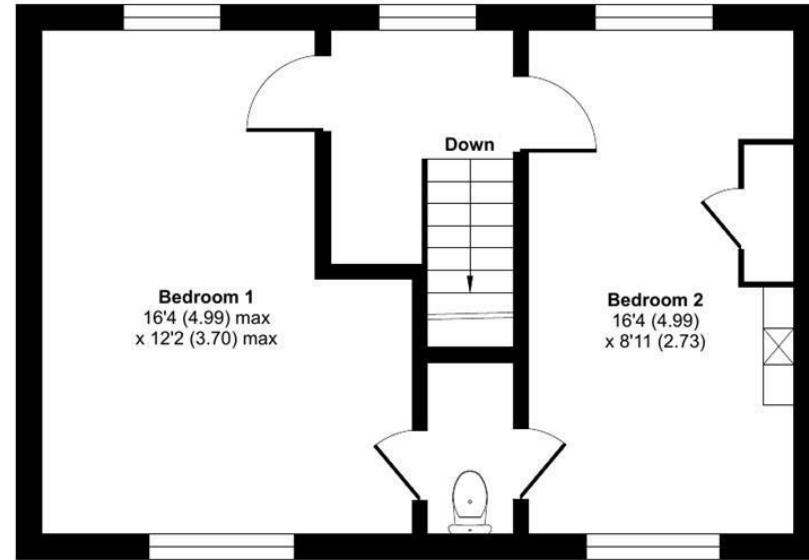
# Wilton Terrace, Pelynt, Looe, PL13

Approximate Area = 894 sq ft / 83 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Scott Parry Associates. REF: 1353485

These particulars should not be relied upon.