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LONGCOE FARM, ST. MARTIN, LOOE, PL13 1NX

PRICE GUIDE £1,350,000





CLOSE TO THE SOUTH COAST - A fabulous mixed residential holding comprising a beautiful Grade 2 Listed farmhouse with courtyard of traditional and modern barns with planning permissions, privately situated in a prized rural location within about 13 acres. About 2334 sq ft, Drawing Room, Dining Room, Snug/Bed 4, Farmhouse Kitchen, Domestic Offices, 3/4 Double Bedrooms, 2 Bath/Shower Rooms, Barn with PP for 2787 sq ft House, Barn with PP for 1054 sq ft House, Extensive Range of Additional Outbuildings, Formal Gardens, Yard, Four Paddocks, About 13 Acres.

LOOE 1.5 MILES, DULOE 5 MILES, LISKEARD 7 MILES, FOWEY 13 MILES, KINGSAND/CAWSAND 15 MILES, PLYMOUTH 20 MILES, EXETER 62 MILES

LOCATION

Whilst in a secluded position Longcoe Farm enjoys easy access to the seaside town of Looe about 1.5 miles to the west, this location will suit those seeking to pursue the rural and seaside lifestyle yet still enjoying straightforward access to the cities of Plymouth, Truro and Exeter.

Nearby Seaton Beach with RNLI Lifeguard during the season, provides a superb environment for bathing, kayaking and snorkelling, in addition, Looe's main beach, the banjo pier and bustling harbourside are picturesque. The historic town of Looe 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.

The sheltered beach at Millendreath has The Beach Shack Cafe and provides safe bathing and also popular for paddle boarding and kayaking. Parts of the neighbouring coast line to the east are in the ownership of the National Trust. The South West Coast Path is also accessed at Millendreath and provides awe inspiring views over the sheltered coastal waters of Whitsand Bay and Looe Bay and presents fantastic opportunities for nature lovers and ramblers.

The nearby town of Saltash has a Waitrose store on its northern outskirts and a long tidal waterfront to the River Tamar presenting opportunities for deep water mooring. St Germans also has a yacht club and mainline railway station (Plymouth to London Paddington 3 hours). The City of Plymouth lies within commuting distance and boasts an extensive and historic waterfront with regular ferry crossings to France and Northern Spain.

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



DESCRIPTION

Longcoe Farm has been in the same family occupation for about 100 years and is offered for sale on the open market for the first time.

The property comprises a fabulous grade 2 listed farmhouse believed to date from the 17th century, privately situated within about 13 acres (including domestic curtilage). This is a fabulous family home offering spacious family accommodation with a beautiful south west aspect. The traditional and modern outbuildings provide ample storage and working space for those seeking to run a smallholding or equestrian enterprise, or indeed offer development potential with planning permission in place for conversion of some outbuildings into two residential dwellings.

The land is free draining and found to be in good heart, all pasture with stock proof fencing and historically used by our client for beef and sheep.

The accommodation extends to about 2334 sq ft and briefly comprises - GROUND FLOOR - Reception Hall with staircase off - 20' Drawing Room with wood burner - 18' Dining Room with slate flag floor and oil fired stove - 31' Classic Farmhouse Kitchen/Breakfast/Family Room with slate flagstone floor, oil fired AGA range and Walk in Pantry off - Snug/Bed 4 with AGA wood burner - Study - Laundry/Boot Room - Shower Room/WC - FIRST FLOOR - 3 Double Bedrooms - Family Bath/Shower Room.

OUTSIDE

A long private drive leads to a yard with ample parking. There are formal gardens on the south west side of the house is lawn with various mature tree, shrub and flower beds. There is paved seating and a long verandah together with a productive kitchen garden, orchard and greenhouse.

An extensive range of outbuildings of about 7300 sq ft present opportunities for those seeking to pursue smallholding or equestrian interests. The outbuildings are demonstrated by reference to the floorplan. The courtyard of traditional barns benefit from planning permission for conversion to provide a 5 Bedroom Residential Dwelling of about 2787 sq ft. In addition a modern Atcost building has Class Q permission for conversion to a 2 Bedroom Residential Dwelling of about 1054 sq ft.







PLANNING PERMISSION

The property benefits from two live planning permissions. Firstly the courtyard of traditional barns benefit from permission to convert into a residential dwelling. The original application was for "Conversion of barns into dwelling with access, car park and septic tank" under application number - PA16/02377, work commenced in the form of "access drive work" and our client has had this recognised by the planning authority with a Certificate of Lawfulness for Proposed Use or Development granted in January 2021 under application number - PA20/10408 - the permission is therefore considered to be extant and presents opportunities for the creation of a further dwelling. Secondly the modern Atcost outbuilding has received Class Q Permitted Development on the 12th May 2025 under application number - PA25/02095 for a further residence, further drawings have been commissioned to replace this with a new build.

Copies of the plans and planning permissions are available by visiting the Cornwall Council Online Planning Portal and quoting the above application numbers or by email from Scott Parry Associates upon request.

EPC RATING - EXEMPT (LISTED), COUNCIL TAX BAND - C
SERVICES - Private water via a borehole supply. Mains electricity.
Private drainage. Broadband - Ultrafast available. Mobile Coverage - Indoor - Likely/Limited, Outdoor - Likely.

The shooting rights are reserved to The Morval Estate. The neighbour at Longcoe Cottage has a right of way over the first section of the drive with an appropriate user maintenance contribution.

The image with the red outline is purely to assist with identification and does not form part of the contract - the precise boundaries are defined on the Land Registry documents.

SPORTING RIGHTS AND COVENANTS

The shooting rights are retained by The Morval Estate. There are a number of covenants in favour of The Morval Estate, details upon request.

DIRECTIONS

Using Sat Nav - Postcode PL13 1NX

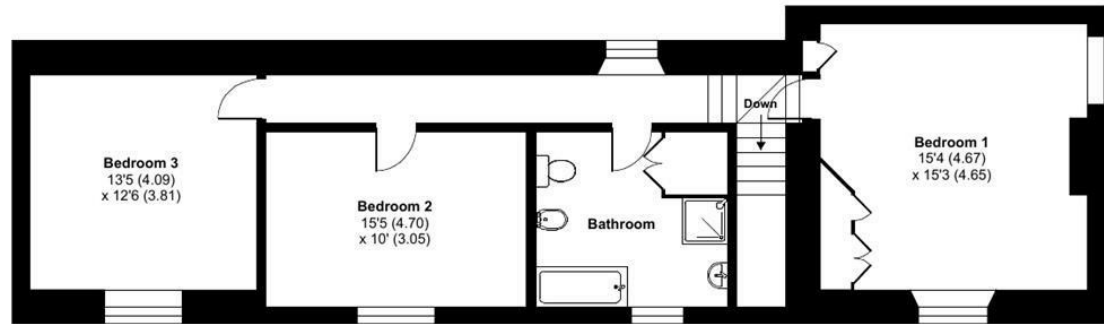


St. Martin, Looe, PL13

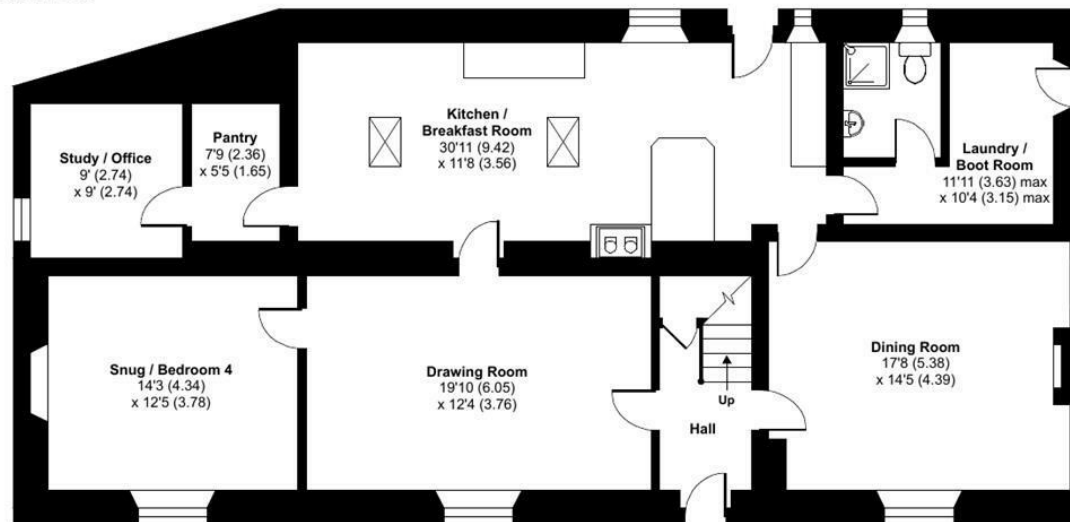
Approximate Area = 2334 sq ft / 216.8 sq m (excludes carport)
Outbuilding(s) = 7284 sq ft / 676.7 sq m
Garage = 285 sq ft / 26.5 sq m
Total = 9903 sq ft / 920 sq m



For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Scott Parry Associates. REF: 1290678

These particulars should not be relied upon.