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22 RICHMOND ROAD, PELYNT, PL13 2NH

GUIDE PRICE £189,995





CLOSE TO THE SOUTH CORNISH COAST - A semi-detached village house in need of updating and only a short walk to local amenities. About 911 sq ft, Front Porch, 24' Sitting/Dining Room, Kitchen, 3 Bedrooms, Bathroom, Gardens to Front and Rear, Countryside Views.

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



## LOCATION

22 Richmond Road 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

22 Richmond Road comprises a semi-detached village house in need of some updating.

The accommodation extends to about 911 sq ft and briefly comprises - GROUND FLOOR - Front Porch, Kitchen with a range of units, 24' Sitting/Dining Room a dual aspect room with doors giving direct access to the rear garden and open fireplace. FIRST FLOOR - 2 Double Bedrooms both of generous proportions, Single Bedroom (TOTAL 3 BEDROOMS) and Bathroom.

Given the nature of the property we are unable to verify whether any of the systems are in working order.

EPC RATING - E, COUNCIL TAX - B

#### OUTSIDE

The rear garden is enclosed, currently uncultivated and presents opportunities for the keen gardener to create a lovely outdoor space. The front garden faces west.

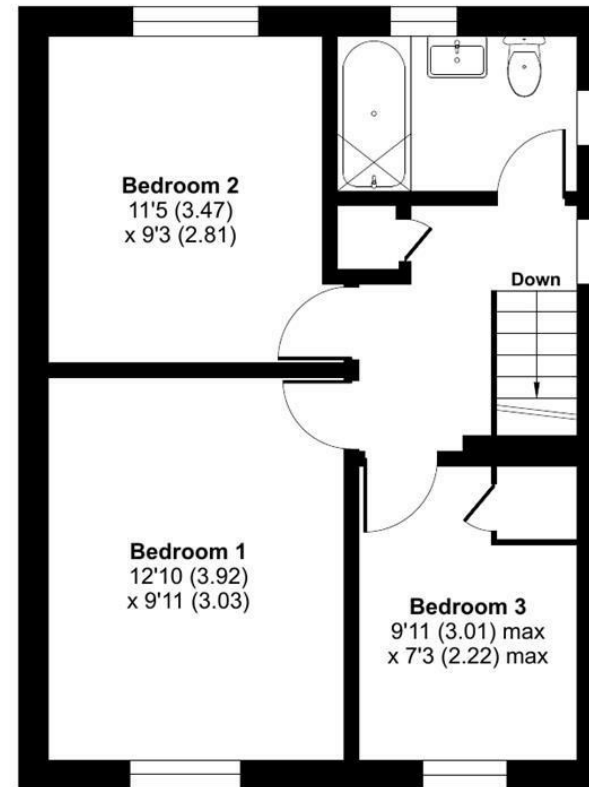
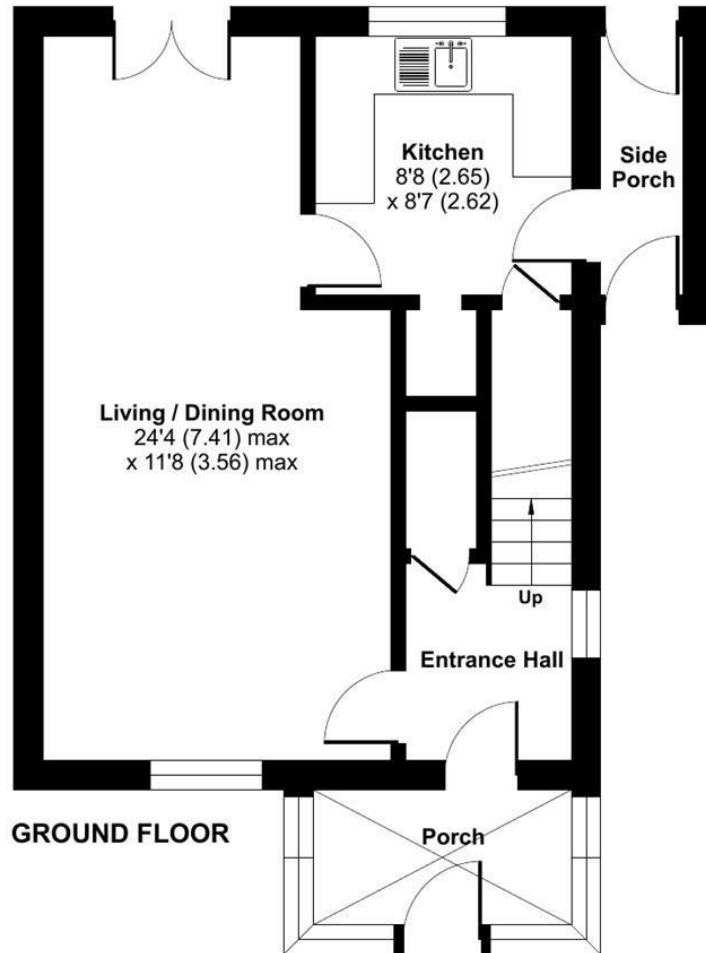
#### DIRECTIONS

Postcode- PL13 2NH

# Richmond Road, Pelynt, Looe, PL13

Approximate Area = 911 sq ft / 84.6 sq m (excludes side porch)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Scott Parry Associates. REF: 1397697

These particulars should not be relied upon.