

STAGS

Churchtown







Churchtown, Morval

Looe, Cornwall, PL13 1PN

Looe 3.2 miles - Liskeard 6.2 miles - Plymouth 19 miles

A rare opportunity to acquire an Grade II Listed country residence with options to create 2 or 3 separate ancillary dwellings, set within approximately 3.5 acres of beautifully landscaped gardens and grounds in a peaceful Cornish valley, just a short distance from the south coast.

- Grade II Listed 3 bedroom property, plus 3 bedroom cottage
- Approximately 3.5 acres of landscaped gardens
- Far-reaching valley views
- Ample off road parking plus further outbuildings
- Freehold
- Detached former forge offers flexible three-bedroom home
- Stunning valley location opposite Morval Church
- Conveniently situated close to Looe and the south Cornish coast
- Ideal dual/triple family living, or holiday complex
- Cornwall Council - Council Tax Band A (cottage), D (House) and E (Forge)

Guide Price £1,200,000

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SITUATION

Churchtown occupies an idyllic position within the sought-after parish of Morval, enjoying a tranquil rural setting surrounded by rolling Cornish countryside. The coastal town of Looe lies approximately 2.5 miles away and offers a comprehensive range of everyday amenities, a picturesque harbour and sandy beaches. The wider region provides excellent opportunities for walking, sailing and outdoor pursuits, whilst the nearby market town of Liskeard offers further shopping, educational and transport facilities, including a mainline railway station with connections to Plymouth, Exeter and London Paddington.

DESCRIPTION

Churchtown is an beautiful Grade II Listed country property steeped in local history and set within approximately 3.5 acres of beautifully maintained gardens and grounds. Originally a collection of estate cottages and a forge associated with the historic Morval Estate, the property has evolved into a unique residential holding comprising a substantial principal residence, an attached cottage, which now needs modernising and a stunning detached former forge conversion. The accommodation has been sympathetically restored and enhanced to provide an attractive blend of period character and modern comfort, whilst enjoying delightful views across the surrounding gardens and countryside. The additional dwellings offer considerable flexibility for multigenerational living, guest accommodation, holiday letting or income generation.

ACCOMMODATION

The principal residence offers spacious and well-presented accommodation which enjoys natural light through traditional diamond-pane windows or recently replaced timber windows. The house provides 3 bedrooms, including a principal suite with en-suite facilities and built in wardrobes, another very spacious double bedroom suite, with built in furniture and an ensuite, with a single bedroom accessed off the landing, currently used as a wardrobe. A generous modern kitchen serves as the heart of the home, complemented by a study and a superb open-plan sitting and dining room featuring slate flooring and a wood-burning stove.

Attached to the main house and interlinked currently, the cottage provides further accommodation comprising three bedrooms, a small kitchen, dining room, bathroom and a snug, creating an ideal space for extended family, guests, and ancillary use to the main home. The cottage is now in need of complete modernisation although our clients have recently replaced the majority of the timber windows

The detached former forge has been thoughtfully converted to create versatile accommodation with three bedrooms, including a principal en-suite bedroom, together with hugely impressive open-plan living areas, including a first floor sitting room with a large skylight allowing in an abundance of natural light, with exposed features and another magnificent sitting room, which our clients affectionately call the 'ballroom' for its size, character and vaulted ceiling and there are flexible kitchen facilities. The design allows the building to be occupied either as a single dwelling or divided into two separate units, if desired.

The main house and the forge have oil fired central heating with 2 separate boilers, supplied by one tank. The interlinked cottage has electric heating.













OUTSIDE

The property has a gravelled driveway providing ample parking and turning areas. The mature gardens and grounds are typical of a Cornish garden, extending to approximately 3.5 acres and are a particular feature, incorporating expansive lawns, established trees, a young orchard planted with a selection of young Cornish and Devon apple varieties plus pear and plum trees, a huge range of flowering shrubs including camellias, azaleas and Magnolias providing a riot of colour through Spring, and attractive borders which create a wonderfully private and peaceful environment. There is an outdoor swimming pool which will need work to return to its former glory, whilst a detached stone outbuilding offers useful laundry, storage and workshop space. The grounds enjoy a delightful parkland feel and afford a variety of seating areas from which to enjoy the surrounding countryside and valley views with other numerous outbuildings dotted through the grounds.

AGENTS NOTE

To note: There is an organised and managed shoot within the local valley, that runs from October through to January.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

SERVICES

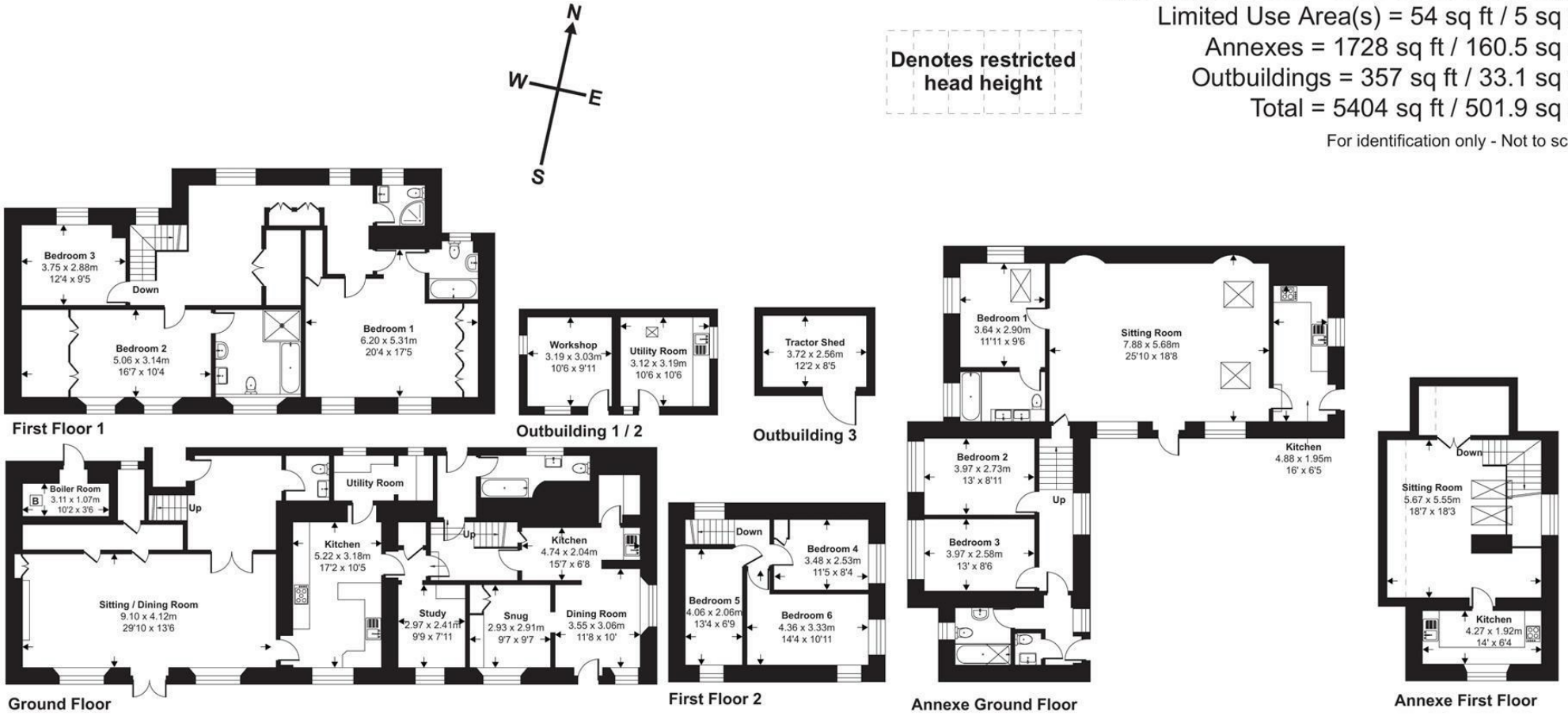
Main electricity, water and private drainage via 2 septic tanks. Oil fired central heating in the main house and the forge. Electric heating in the cottage. Broadband availability: Superfast and Standard ADSL, Mobile signal: voice and data available (Ofcom).
Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

DIRECTIONS

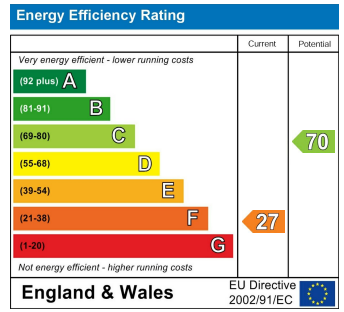
What3words.com - ///defrost.rehearsal.warbler

Approximate Area = 3265 sq ft / 303.3 sq m
Limited Use Area(s) = 54 sq ft / 5 sq m
Annexes = 1728 sq ft / 160.5 sq m
Outbuildings = 357 sq ft / 33.1 sq m
Total = 5404 sq ft / 501.9 sq m
For identification only - Not to scale

Denotes restricted head height

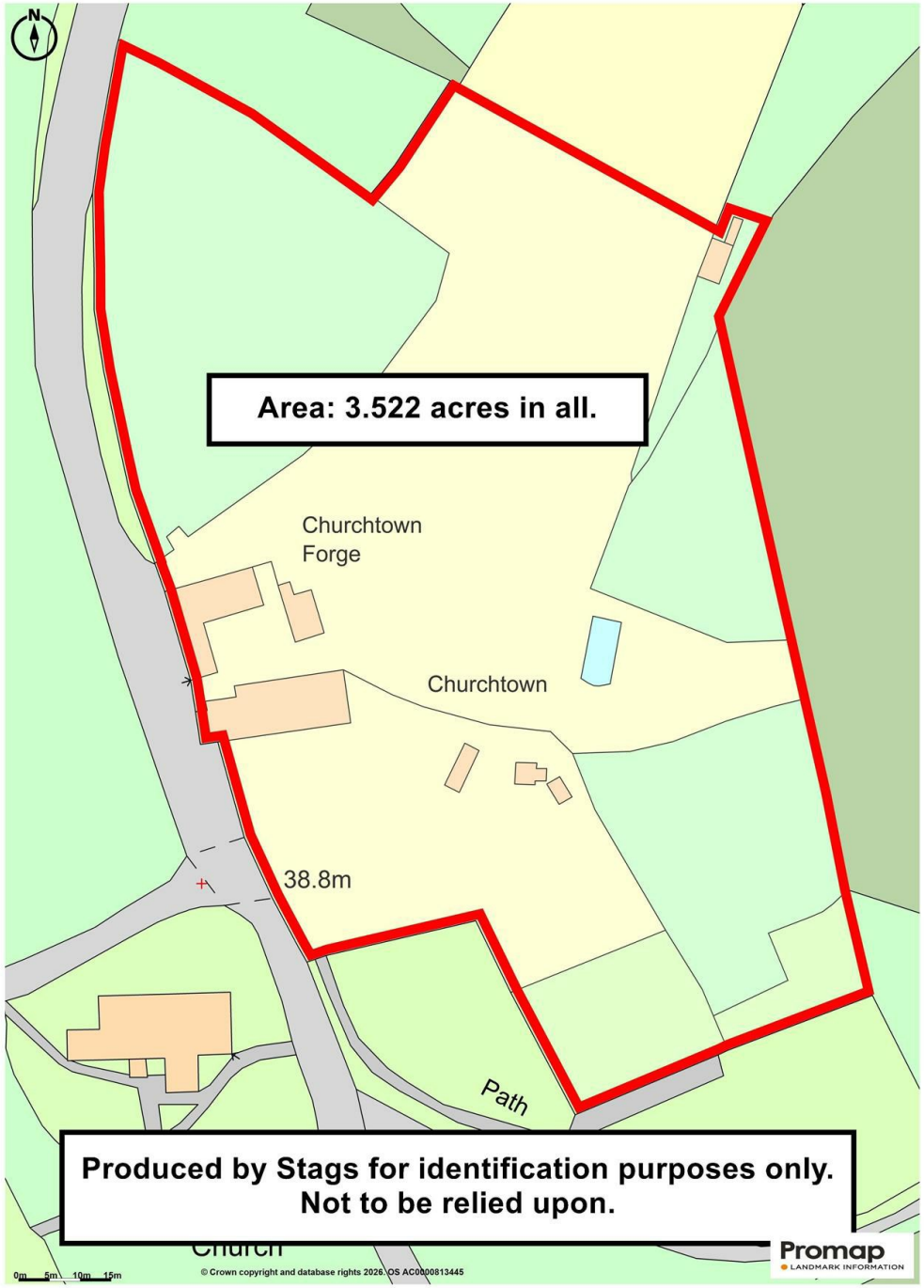


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1469333



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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.


N
Area: 3.522 acres in all.
Churchtown
Forge
Churchtown
38.8m
Path
Church
Produced by Stags for identification purposes only.
Not to be relied upon.
0m 5m 10m 15m
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