



TRENANT POINT COTTAGE

Looe, Cornwall



A UNIQUE WATERFRONT GEM OVERLOOKING THE LOOE ESTUARY, ACCESSIBLE BY BOAT

Summary of accommodation

Ground Floor: Sitting/dining room | Garden room | Kitchen

First Floor: Principal bedroom/bathroom suite | Two further bedrooms and bathroom | Attic room

Outside: Waterfront & woodland gardens | Foreshore with direct water access | Private stone pier | Outbuildings

Distances: Liskeard 9 miles, Plymouth 21 miles, Launceston 24 miles
(All distances are approximate)

SITUATION

“A man might very profitably spend all the days of his life loitering on the Looe river. It is the ideal lotus land.” S.P.B. Mais 1935

Looe is a popular fishing town on the South east coast of Cornwall enjoying a mix of traditional seaside charm, picturesque scenery and long maritime heritage.

At its heart, below the historic arched bridge, is the bustling harbour with a small working fleet, whilst the seafront has a safe and sandy beach, sheltered by the iconic Banjo Pier. On both sides of the river are a good selection of local shops, cafés, pubs and restaurants, providing for all daily needs.

There are primary and secondary schools and a vibrant community supporting a host of annual events such as the Looe Lugger Festival, Carnival week, music events, the ‘Looe 10 Miler’ running challenge and the famous New Year’s celebrations.

The town has many sports clubs, including sea swimming, gig rowing, sailing, running and angling. Several golf courses are situated nearby. The whole Looe valley is a hot-spot for birdwatchers and nature lovers, abounding with wonderful walks including The Smuggler’s Way (from Looe across Bodmin Moor to Boscastle) and the South West Coast Path.

Nearby are several archetypal Cornish coastal towns and villages, such as Polperro, Polruan and Fowey. Whilst inland is the spectacular scenery of Caradon moor with its prehistoric sites and World Heritage mining area.

Looe has good transport links including the scenic Looe Valley Branch Line terminating at Liskeard railway station, from where there are mainline services to London (Paddington), via Plymouth and Exeter.

About 10 miles away is the A38 leading to Plymouth (from where there are ferries to France and Spain) and on to Exeter, where there is access onto the M5 motorway. Regional airports are at Newquay and Exeter.



THE PROPERTY

Trenant Point Cottage is a unique and iconic gem, wonderfully secluded and private, situated on a wooded promontory at the confluence of the beautiful East and West Looe rivers. It is accessible only by boat or on foot. This unparalleled location sets it apart and offers an idyllic and almost island-like existence, ideal for anyone who values freedom, peace and quiet.

The detached property, surrounded by nature, has a 17th century stone jetty and long water frontage. It faces South East across the estuary towards the town and catches the sun throughout the day, all year round.

Opposite is the Millpool area, offering the convenience of a car park, slipway, chandlery, boatyard, library, veterinary practice and community centre.

The traditional period house, has considerable character and charm. Glazed double entrance doors from the suntrap terrace open into the sitting/dining room with Cornish slate-flagged floor, whitewashed exposed stone walls and granite fire place with 8kW wood burner.



Double doors lead to a large, bright garden room glazed on two sides, with slate tiled flooring and wood burner. At the rear of the cottage is the bespoke fitted kitchen with terracotta tiled floor, walk-in pantry and glazed side porch/boot room.

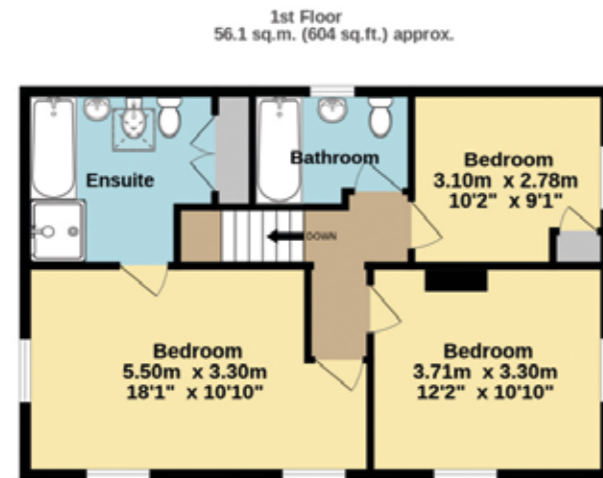
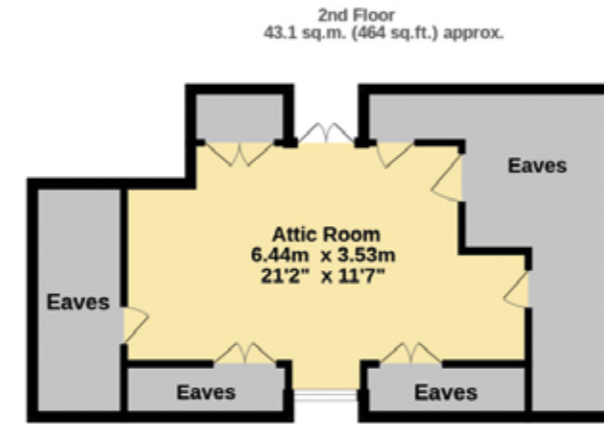
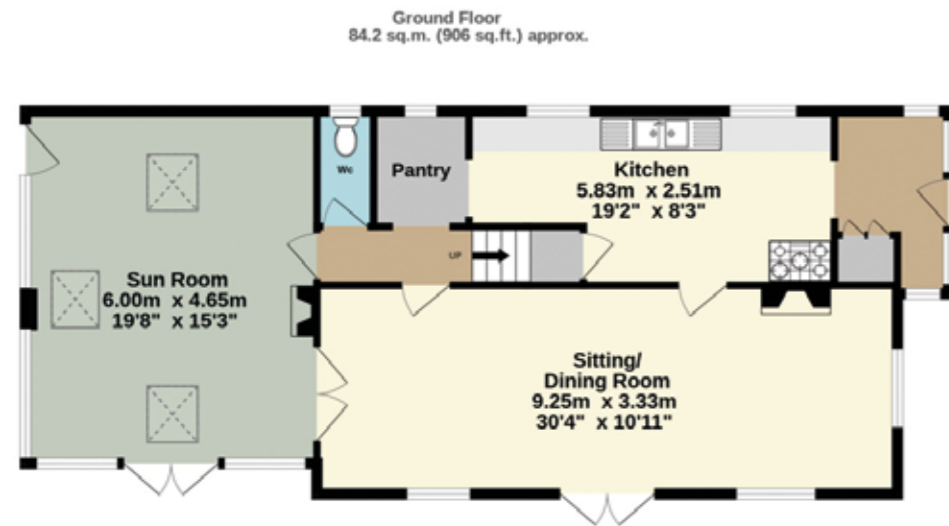
On the first floor is a large, double-aspect bedroom with en suite bathroom, having both shower and bath, also two further bedrooms and a second bathroom. Polished pine floorboards, whitewashed stone walls and slate windowsills add to the appeal. Above is a spacious attic room, with window seat, ample storage spaces and double doors opening to an outside spiral staircase, affording a fine view of the woodland garden.



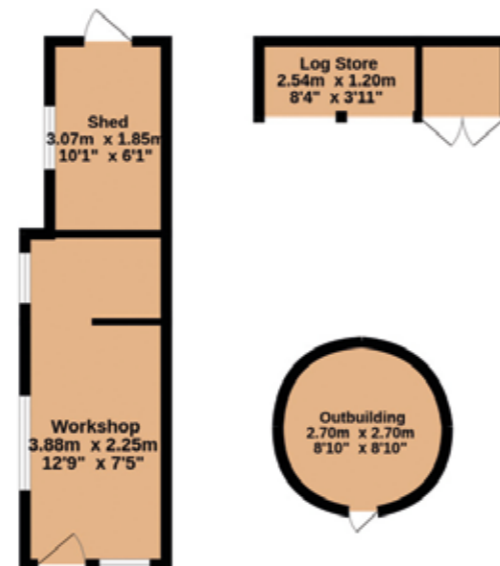
Spanning the front of the cottage is a paved terrace beneath a veranda, providing a sheltered spot for relaxing and observing life on the river. A path leads across the front lawn and down to the old pier, which lies at the centre of the property's water frontage and is an enviable spot for bass fishing. Further steps lead down to the river and foreshore, from where one can launch watercraft to explore upstream along the tidal reaches, or down stream to the open sea, only a few minutes away.

Wrapping around the house are gardens and delightful areas of woodland sloping down to the water's edge, providing a beautiful and tranquil environment in which to live.





Outbuildings
28.1 sq.m. (303 sq.ft.) approx.



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

Approximate Gross Internal Area
211.5 sq.m. ((2277 sq.ft.))

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Within the grounds is a timber and stone building with covered deck, incorporating a workshop and potting shed. Also there is a feature stone roundhouse and a log store. From the garden, shaded paths lead up to Trenant Wood, 225 acres under the stewardship of the Woodland Trust with wonderful quiet, walking tracks and abundant wildlife.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains water and electricity. Private drainage.

Local Authority: Cornwall Council: 0300 123 4121

EPC: F

Council Tax: Band E

Directions: PL13 2AA

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An aerial photograph of a small, white, two-story house with a grey roof, situated on a narrow peninsula. The house is surrounded by dense, dry, brownish vegetation and some green moss. A small boat is docked at a pier extending into the turquoise water on the left side of the peninsula. The right side of the peninsula is bordered by a wide, sandy beach. The Knight Frank logo is visible in the upper center of the image.

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