



POPES

ESTATE, BUSINESS & LETTING AGENTS

Tredarloe, Darloe Lane, West Looe, Cornwall. PL13 2BG.

Offers in excess of £750,000 Freehold



- 4 Bedroom Detached House
- Elevated Position
- 2 Reception Room
- Large Kitchen/Breakfast Rooms
- Family Bathroom
- 30ft Sun Terrace
- Gardens
- Garage and Parking
- Commanding Harbour, Sea and Coastline Views.

Set in a private location in an elevated position above the Harbour and enjoying a southerly aspect with commanding sea views. Tredarloe is a spacious detached four bedroom house with large 30ft sun terrace to the front elevation. Generous size gardens, along with garage and addition parking area and only a short walk down to the harbourside. Viewing essential.

EPC Rating - D.



Main Looe Beach 600 yards, Harbour 100 yards, Town 400 yards.

A detached freehold house situated in a elevation position with commanding views over the harbour, town and coastline.

Tredarloe is situated along Darloe Lane, a quiet lane accessed just off North Road, West Looe a short distance from the attractive West Looe Square with a traditional public house and an abundance of shops. Darloe Lane provides access to approximately 12 other properties, all different and privately owned. The lane is steep and we do recommend viewing the property on foot first.

Looe is an historic Cornish fishing port and popular holiday destination, with a fascinating harbour, sandy beaches and cliff top coastal walks. Leisure facilities a short walk away at Hannafore include water sports, tennis courts and a bowling green. There is also a full golf course at Bindown, 3 miles away. With local railway links to Liskeard mainline with direct access to London. The city of Plymouth, with its main shopping facilities and regular ferry crossings to France and Spain is 20 miles.

Property Description

A spacious detached four bedroomed house with outstanding southerly aspect views over Looe Harbour and coastline. Set in an elevated position the property has a 30ft sun terrace with glass balustrade, taking full advantage of those views. Large double opening glass doors leads through to the sun room and hallway.

The ground floor has a generous hallway with stairs off to the first floor. Dining Room with views over the harbour and coastline and great space for entertaining. . Double aspect Sitting Room with fireplace enjoying views up river to the bridge and Harbour Views. Large kitchen/breakfast room and utility room with doors opening out to the side decking. An additional ground floor double bedroom and recently refitted modern bathroom suite.

The first floor has two large double bedrooms both taking in full harbour views and benefit from fitted wardrobes and private shower facilities. A further bedroom is located at the rear with views over the garden. Separate cloakroom facilities.

Exterior

From the lane off road parking leads to a detached single garage. A meandering pathway leads up through the gardens with various shrubs, trees and bushes to steps which then leads up to the large decked sun terrace. A private terrace with glass balustrade and various seating areas enjoys uninterrupted harbour and sea views which has been described as "one of the best views in Looe". The rear garden is access from the utility room or around to the western side of the property. Steps lead up to an elevated garden mainly laid to lawn with picket fencing and enjoys harbour views.

Property Information

Services: Mains water, drainage, electricity and gas.

Windows: Upvc double glazed throughout.

Heating: Gas fired boiler for hot water and heating with radiators.

Council Tax: Band E. Tenure: Freehold

Virtual Tour Link: <https://my.matterport.com/show/?m=JwF5sabBybL>

Directions - Postcode PL13 2BG

From our office proceed over the bridge taking the left along West Looe Quay. Turn right at the Fire Station into West Looe Square. Turn right opposite the Olde Jolly Sailor Inn onto North Road, where Darloe Lane is located on your next left. The property is on your right immediately after the left hand bend.

Disclaimer

Popes Estate Agents - PL13 endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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1 Fore Street, East Looe, Cornwall. PL13 1HH

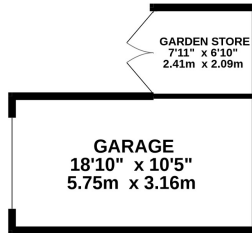
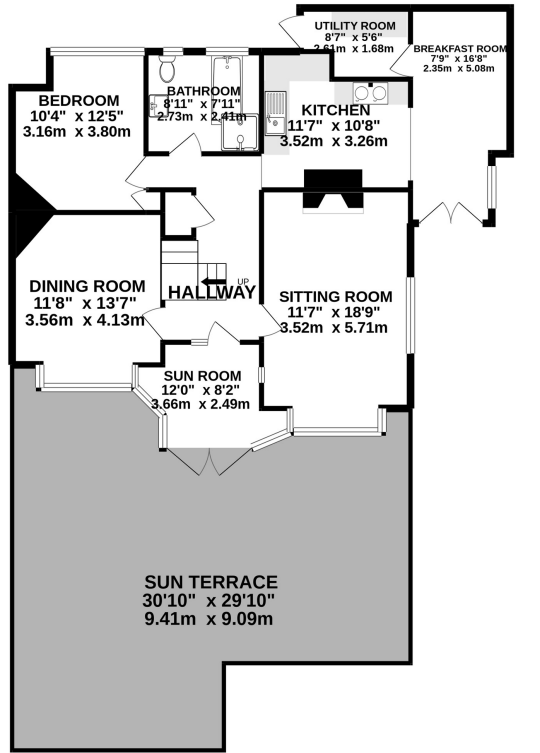
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The Property Ombudsman
SALES

GROUND FLOOR
1241 sq.ft. (115.3 sq.m.) approx.

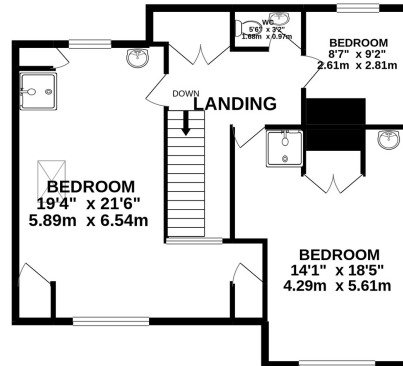


TOTAL FLOOR AREA : 1983 sq.ft. (184.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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1ST FLOOR
742 sq.ft. (68.9 sq.m.) approx.



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