

SCOTT
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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

TREHAVEN MANOR STATION ROAD, LOOE, PL13 1HN

PRICE GUIDE £1,350,000





Only 300 yards from the historic harbour and commanding pretty views over the East and West Looe River, a detached former vicarage currently successfully used as a guest house/B and B but equally suited for use as a wonderful family home. The property is beautifully presented throughout and available fully furnished and equipped to enable immediate ongoing use. MAIN HOUSE - 3 Reception Rooms, Commercial Kitchen, 7 Bedrooms (All Ensuite), OWNERS WING - 3 Reception Rooms, 4 Bedrooms, Family Bathroom, Long Private Driveway with Ample Parking, Garage/Workshop, Studio, Summerhouse, River Facing Terraces and Gardens. The property will also suit multi-generational living or those with extended families.

HARBOUR 300 YARDS, BEACH 800 YARDS, FOWEY 10 MILES, PLYMOUTH 21 MILES, LISKEARD 9 MILES, EXETER 63 MILES



LOCATION

The property lies only 300 yards from the picturesque and historic harbour and the famous seven arch bridge, with the town beach and Hannafore beach also closeby. This elevated position allows a distracting panorama with tidal seafaring traffic including trawlers, day boats and leisure craft constantly in view.

Looe straddles the wide river with its long bridge and stone harbourside, with a thriving tourist industry and is popular with boating enthusiasts.

Parts of the neighbouring coastline are in the ownership of the National Trust. Close to the beach and the South West Coast Path the location will suit those seeking to pursue the seaside lifestyle. The quiet Plaidy Beach has a slipway and provides a superb environment for bathing, kayaking and snorkelling.

There are a wide range of shopping and community facilities, on both sides of the river, together with award winning restaurants. On the edge of the town is a branch line railway which links with the main line at Liskeard (Plymouth to London Paddington 3 hours).

The City of Plymouth lies within commuting distance, having an extensive and historic waterfront.

Golf is available at Portwrinkle, St Mellion International Golf Resort, or Looe Bindown. The sailing waters of the area are favoured by yachtsmen and deep water moorings are available on the Rivers Lynher and Tamar at St Germans, Saltash and Fowey/Polruan. Saltash has a Waitrose store and the city of Plymouth offers an abundance of facilities centred around the historic and fascinating waterfront areas of the Barbican and Hoe. The ferryport provides regular crossings to France and Northern Spain.

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







DESCRIPTION

Trehaven Manor comprises a detached former vicarage (not listed) which occupies an elevated position with fine views over the tidal waters of the East and West Looe Rivers with their ancient broadleaf woodland backcloth. The rivers and the natural landscape provide contrasting and everchanging scenery to enchant the observer.

In our clients ownership for 23 years the property has been carefully maintained and will be found to be beautifully presented throughout. Successfully run as a 5 star AA boutique style bed and breakfast with seven luxurious letting bedrooms and a separate 4 bedroom owners wing the property is available furnished and equipped to enable a turnkey operation for a new owner. In addition the property could equally suit multi-generational living with the whole property reverting to use as a private family residence and our client has planning permission in place for change of use to residential. Aside from the handsome mellow stone elevations with cut granite quoins and arches the house has many features including wide bay windows, high ceilings, a grand reception hall, 2 mains gas boilers serving the central heating systems together with modern bath/shower rooms, the presentation is first class throughout.

The accommodation extends to about 5244 sq ft and briefly comprises -

TREHAVEN MANOR - Ground Floor - Lobby and Grand Reception Hallway - 21' Lounge - 12' Dining Room - 15' Bar - Bedroom Suite comprising Lounge Area, Bedroom and Ensuite Shower/WC - Commercial Kitchen (very well equipped and all equipment is owned) - FIRST FLOOR - 6 Double Bedrooms each with an Ensuite Bath or Shower Room.

TREHAVEN LODGE (Owners Wing) - Ground Floor - Sitting Room - Dining Room - Kitchen/Breakfast Room (currently used as a Laundry Room) - Cloaks/WC - Study - First Floor - 4 Double Bedrooms - Family Bath/Shower Room.

OUTSIDE

The property is approached over a long private driveway (right of way over the first short section for The Coach House) leading to a large parking area for many cars. Outbuildings include a Garage/Workshop, a Studio and a strategically positioned Summerhouse. The gardens have a west aspect with established trees and shrubs and river facing terraces.

EPC RATING - OWNERS - C, HOTEL - C

COUNCIL TAX BAND - C. RATEABLE VALUE - £7,000.

SERVICES - Mains water, electricity, drainage and gas.

DIRECTIONS

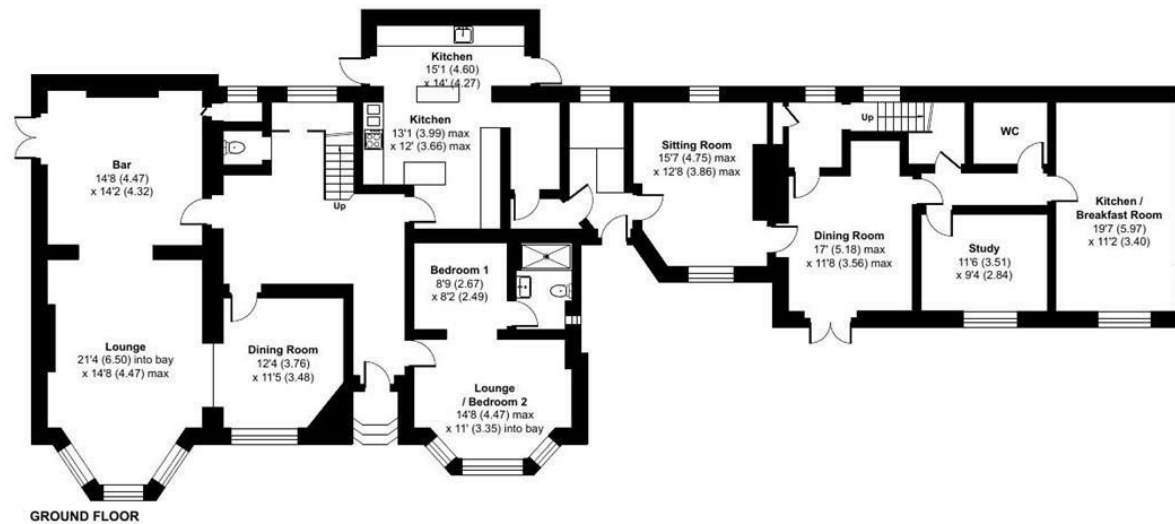
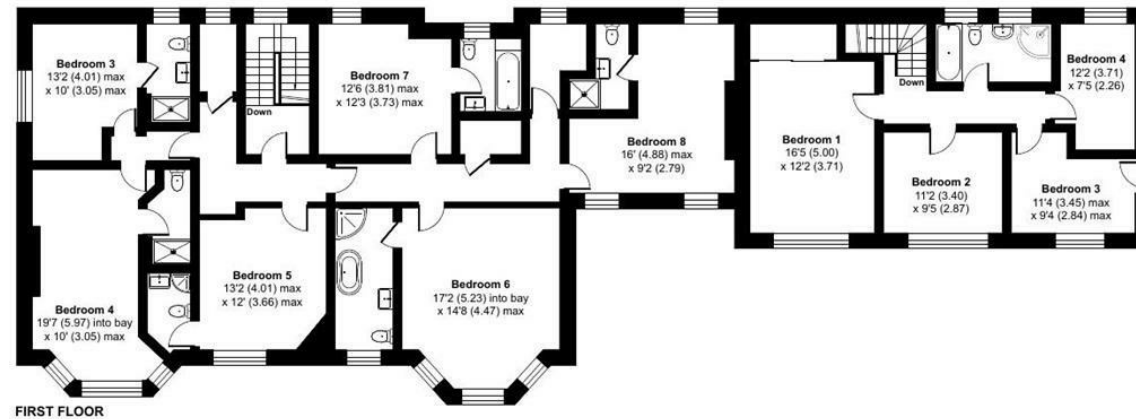
Using Sat Nav - Postcode PL13 1HN



Trehaven, Station Road, Looe, PL13

Approximate Area = 5244 sq ft / 487.1 sq m

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 2025. Produced for Scott Parry Associates. REF: 1504338

These particulars should not be relied upon.