

SCOTT
PARRY

— ASSOCIATES —
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

4 CHURCH STREET, WEST LOOE, PL13 2EX

OFFERS OVER £225,000





HARBOURSIDE 100 YARDS, BEACH 600 YARDS,
LOCATION

4 Church Street is a charming double fronted Grade II Listed cottage, ideally positioned in the heart of West Looe Square and just a stone's throw from Looe's picturesque Harbour. The property benefits from level access and is conveniently located within easy walking distance of a local delicatessen, 'The Jolly Sailor' public house, two cafes, a convenience store and other local amenities.

Combining character, convenience and an enviable central location, Church Street provides an ideal base from which to enjoy all that Looe has to offer.

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. Hannaford 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

The property comprises an immensely pretty double fronted terraced cottage of character and boasts period features including exposed beams. The property benefits from modern electric storage heaters, mains water and electricity.

The property has been rented out by our clients and they have suggested the furniture may be included by separate negotiation.

The accommodation extends to about 768 sq. ft and briefly comprises
- GROUND FLOOR - Entrance - 12' Dining Room with tiled flooring and stairs to first floor - 12' Sitting Room with tiled flooring - 11'
Well equipped kitchen with space for fridge/freezer, with door leading to small utility space for washing machine and additional storage -
FIRST FLOOR - 2 Double Bedrooms - Bathroom with shower.

EPC RATING - D , COUNCIL TAX BAND - B

Directions - Using postcode PL13 2EX



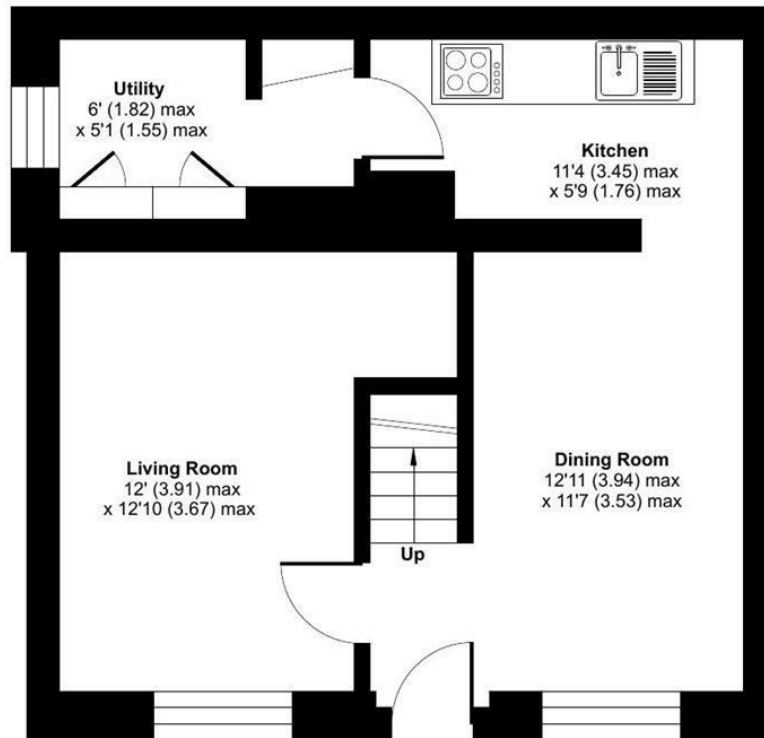




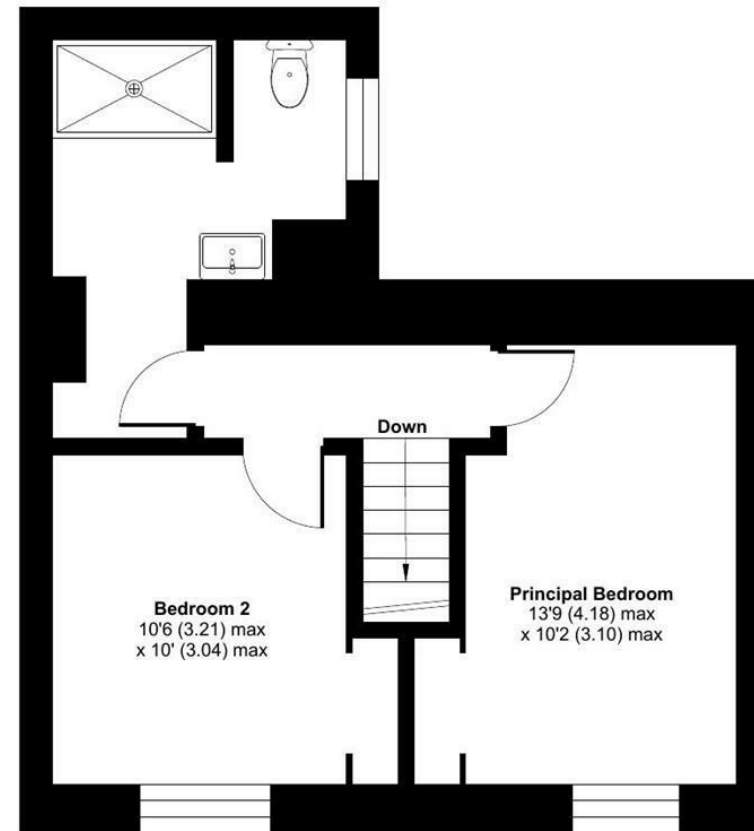
Church Street, West Looe, Looe, PL13

Approximate Area = 768 sq ft / 71.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1521822

These particulars should not be relied upon.