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4 FARRIERS WAY, WIDEGATES, LOOE, PL13 1FL

PRICE GUIDE £335,000





Stylish, energy-efficient detached home enjoying far-reaching countryside views, just three miles from the Cornish coast and with a south aspect over the unspoilt countryside of the coastal hinterland.

About 1269 sq ft, 23' Open Plan Living Room/Kitchen, 3 Double Bedrooms (1 Ensuite), Family Bath/Shower Room, Balconies, Driveway Parking, Garage, EV Point, South Facing Garden. NO ONWARD CHAIN.

Built in 2020 and benefiting from the remainder of its NHBC warranty, the property combines contemporary design with impressive sustainability credentials, including an air source heat pump, EV charging point and EPC Rating B, helping to keep energy costs lower than many traditional homes.

LOOE 4 MILES, SEATON BEACH 3 MILES, LISKEARD 5 MILES, PLYMOUTH 18 MILES



LOCATION

4 Farriers Ways lies in a south facing position from which it commands a stunning southerly aspect over the unspoilt countryside of South East Cornwall. The property enjoys straightforward access to the A387 and A38 and is on a bus route. There is a local farm shop, with popular café, within 500 yards catering for most day to day needs and the nearby village of Hessenford has a church and popular public house. A short walk from the property lies the Morval Play Park, this recently completed park was lottery funded and provides a fantastic amenity for families and children.

The town of Looe straddles the wide river with its long bridge and stone harbourside which remains important today as a commercial fishing facility, with a thriving tourist industry and popular with boating enthusiasts. On the edge of the town is a branch line railway station which links with the main line at Liskeard (Plymouth to London Paddington 3 hours).

The coastline either side of Looe is beautiful and unspoilt, easily accessible via the South West Coast Path and the substantial areas of ownership held by the National Trust. There are excellent bathing beaches and a wide network of footpaths and bridleways in the vicinity.

Access to the area is good with main roads leading to the A38, west of Plymouth. The market town of Liskeard, to the north, includes a wide range of facilities as does the town of Saltash with a Waitrose store on its northern outskirts. The City of Plymouth lies within commuting distance and has an extensive and historic waterfront together with an excellent range of shopping, educational and recreational facilities. In addition there is a cross channel ferry link at Plymouth with regular services to France and Northern Spain.







DESCRIPTION

4 Farriers Way comprises a detached house in this established residential setting. Available for the first time since new in 2020 the property benefits from the balance of a NHBC warranty, in addition there is air source heat pump central heating, high levels of insulation and an EV Point with an excellent energy rating of B.

The property has been well cared for and will be found to be beautifully presented throughout with engineered oak flooring throughout (except bathrooms) and there may be the potential to extend over the garage subject to any consents that may be required. Farriers Way is privately owned by the residents with a current management charge of £250 which covers the cost of maintenance, upkeep and insurance for the shared road.

The split level accommodation extends to about 1269 sq ft and briefly comprises - Spacious Reception Hall with Cloakroom/WC off and large Cloak Cupboard - 23' Open Plan Living Room/Kitchen (kitchen is by Kettle Kitchens with AEG appliances) this superb family room has windows and wide French doors to Verandah and garden - 15' Principal Bedroom with vaulted ceiling, French doors to Balcony and Ensuite Shower Room/WC - 2 Further Double Bedrooms (2 of the bedrooms benefit from independent Balconies and built in wardrobe) - Family Bath/Shower Room. One of the bedrooms is currently configured as a second sitting room.

OUTSIDE

A private brick paved driveway provides parking for one car and leads to the garage. EV Point.

Small front garden. Enclosed rear garden has been carefully landscaped for ease of maintenance, it backs onto open fields and has a fine south aspect with verandah opening onto a brick paved terrace with colourful raised beds and lawn

EPC RATING - B, COUNCIL TAX BAND - E

SERVICES - Mains water, electricity and drainage. Air source heat pump central heating.

DIRECTIONS

Using Sat Nav - Postcode PL13 1FL



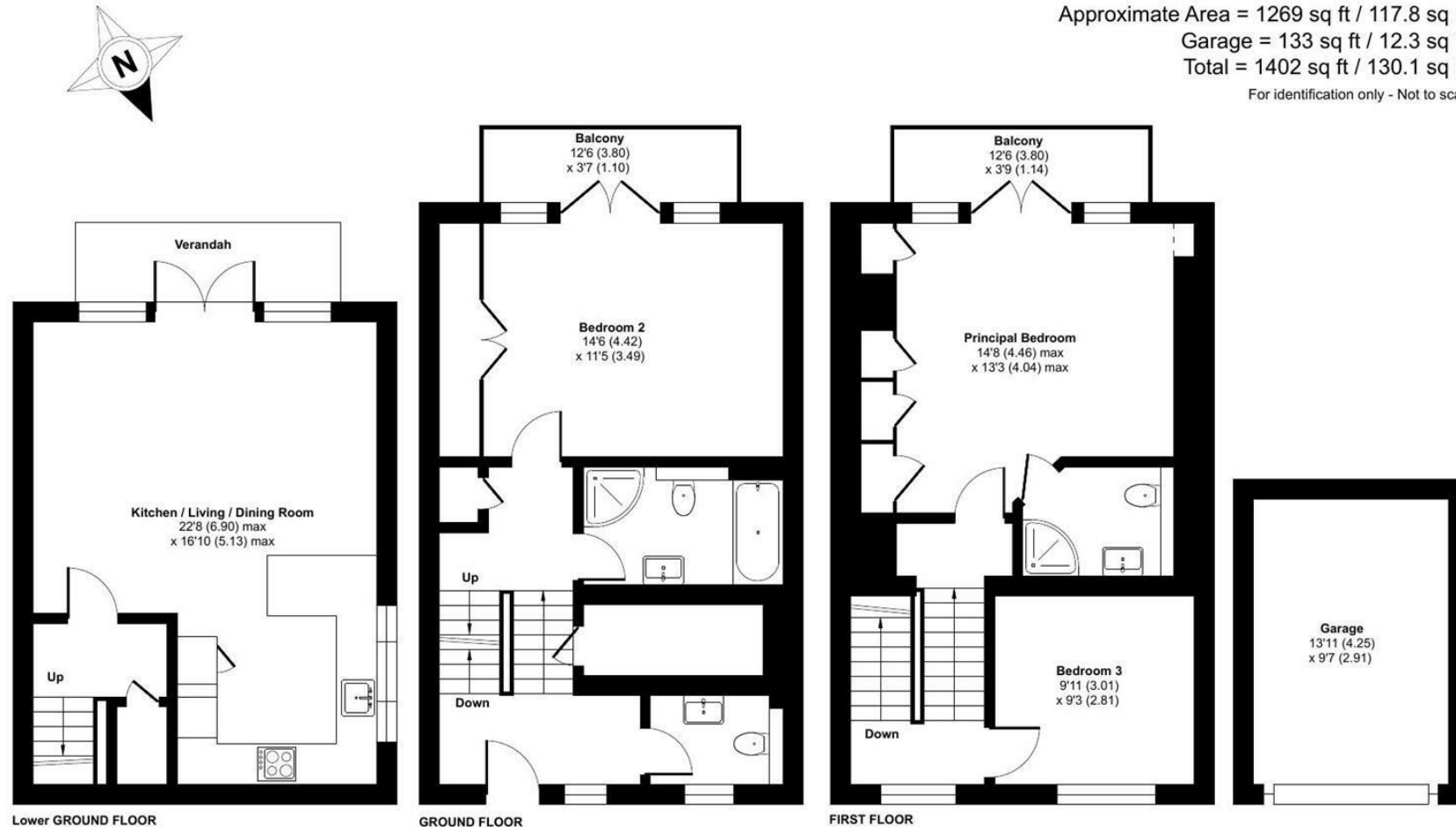
Farriers Way, Widegates, Looe, PL13

Approximate Area = 1269 sq ft / 117.8 sq m

Garage = 133 sq ft / 12.3 sq m

Total = 1402 sq ft / 130.1 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 2026. Produced for Scott Parry Associates. REF: 1504201

These particulars should not be relied upon.