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WATCH HOUSE MILLENDREATH, LOOE, CORNWALL, PL13 1NY

PRICE GUIDE £760,000





CLOSE TO THE BEACH - An iconic seaside house offering versatile accommodation with annex /guest wing privately situated within established gardens. About 1847 sq ft, 20' Garden Room, 24' Kitchen/Dining/Family Room, 33' Sitting Room, Laundry Room, 3/4 Bedrooms, 2nd Sitting Room with Kitchenette, Parking, Roof Terrace, Beautiful Gardens with West Aspect.

BEACH 200 YARDS, LOOE 1.5 MILES, A38 5 MILES,
LISKEARD 7 MILES, SALTASH 14 MILES

LOCATION

Millendreath is a small beachside village and is home to the fabulous Millendreath Beach Bar, the village lies in close proximity to the town of Looe which can be accessed on foot by using the South West Coast Path or by road using the A387. The sheltered beach provides safe bathing and is popular for paddle boarding and kayaking. Parts of the neighbouring coast line to the east are in the ownership of the National Trust. The South West Coast Path is immediately accessed from the property provides awe inspiring views over the sheltered coastal waters of Whitsand Bay and Looe Bay and presents fantastic opportunities for nature lovers and ramblers.

Nearby Seaton Beach with RNLI Lifeguard during the season, provides a superb environment for bathing, kayaking and snorkelling, in addition, Looe's main beach, the banjo pier and bustling harbourside are picturesque. The historic town of Looe has a working harbour, boasts a thriving tourist industry and is also popular with boating enthusiasts. The town provides a wide range of shopping and community facilities, together with award winning restaurants. On the edge of the town is a branch line railway station which links with the main line at Liskeard.

The nearby town of Saltash has a Waitrose store on its northern outskirts and a long tidal waterfront to the River Tamar presenting opportunities for deep water mooring. St Germans also has a yacht club and mainline railway station (Plymouth to London Paddington 3 hours). The City of Plymouth lies within commuting distance and boasts an extensive and historic waterfront.

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



DESCRIPTION

Watch House comprises an individual detached house, carefully designed and constructed to provide a versatile family home. The property is configured in such a way that the east wing can be occupied independently as a self-contained annex or guest wing with potential to accommodate a relative or perhaps for holiday letting purposes capitalising on the near beachside location.

The house has full double glazing together with electric panel heaters and two wood burners.

The accommodation is thoughtfully laid out over two floors and set into the gentle slope which enables convenient garden access at both ground and first floor levels, extending to about 1847 sq ft and briefly comprising as follows - GROUND FLOOR - 20' Dual Aspect Garden Room - 24' Open Plan Kitchen/Dining/Family Room with wood burner and door to Canopied Verandah - 2 Double Bedrooms (1 with Ensuite Washroom/WC) - Laundry Room - Cloakroom/WC - FIRST FLOOR - 33' Triple Aspect Sitting Room with vaulted ceiling and door to 400 sq ft Private Roof Terrace - door to Annex Wing comprising Open Plan Living Room/Kitchen with wood burner and Canopied Verandah off - Double Bedroom - Shower Room/WC. The layout could be configured in a variety of ways to suit individual family needs with space for a fourth bedroom if desired. The house has been rated twice for Council Tax with the ground floor and first floor both listed at Band A.

OUTSIDE

A pair of high timber gates open onto a level gravel driveway providing ample parking. There is a shed and electric power laid on to this area. Secondary pedestrian access via a flight of steps from the village road provides quick access to the beach. The beautiful, terraced gardens are well established with a west aspect and very well stocked with trees, shrub and flower beds, wildlife pond and Summerhouse. There are also apple trees and natural areas with the whole garden hosting an abundance of flora and fauna throughout the year. There are two canopied verandas and a further covered area with shower, strategically positioned for rinsing off after beach activities.

EPC RATING - D, COUNCIL TAX BAND - GF - A, FF - A

DIRECTIONS



Using Sat Nav - Postcode PL13 1NY - when booking your appointment to view please ask for a dropped pin for the precise location.



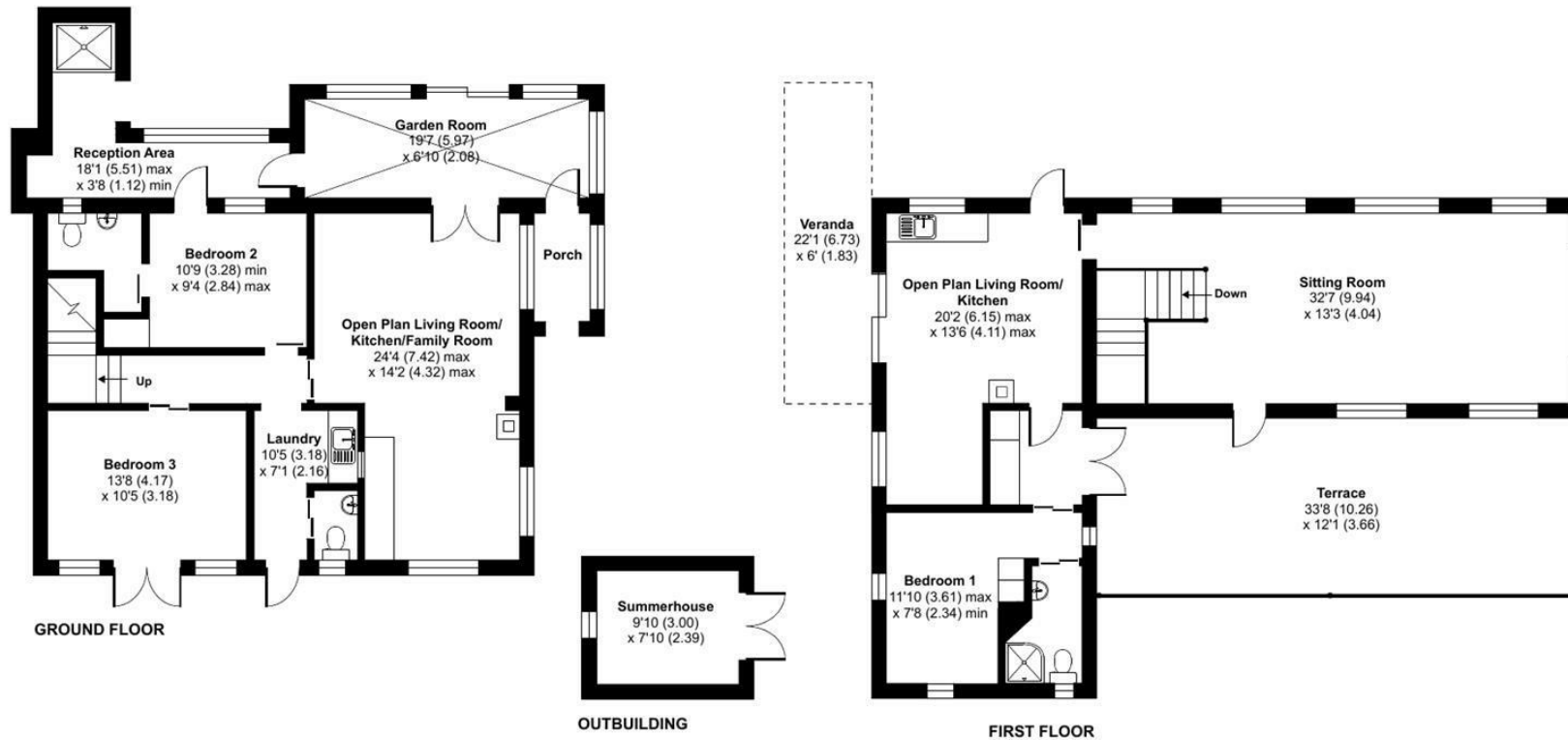




Watch House, Millendreath, Looe, PL13

Approximate Area = 1847 sq ft / 171.5 sq m (excludes outbuilding)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Scott Parry Associates. REF: 1054588

These particulars should not be relied upon.