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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

10 RESTORMEL ROAD, LOOE, CORNWALL, PL13 1EJ

OFFERS OVER £400,000





A semi-detached house in established residential area offering spacious and versatile accommodation and featuring a fascinating and enclosed sub-tropical garden. About 1821 sq ft, Kitchen/Dining Room, Sitting Room, Wide Balcony (203 sq ft), Laundry Room, Summer Kitchen, 4 Bedrooms (2 Ensuite), Snug/Bed 5, Level Parking, Garage, Beautiful Gardens.

PLAIDY BEACH 0.75 MILE, TOWN CENTRE AND HARBOUR 0.5 MILE, FOWEY 12 MILE, LISKEARD 8 MILES, SALTASH 15 MILES, PLYMOUTH 21 MILES



LOCATION

10 Restormel Road lies only 0.5 mile mile from the picturesque historic harbour and the famous seven arch bridge, with the town beach and Hannafore beach also closeby. In addition the quiet and sheltered Plaidy Beach is only a 20 minute walk.

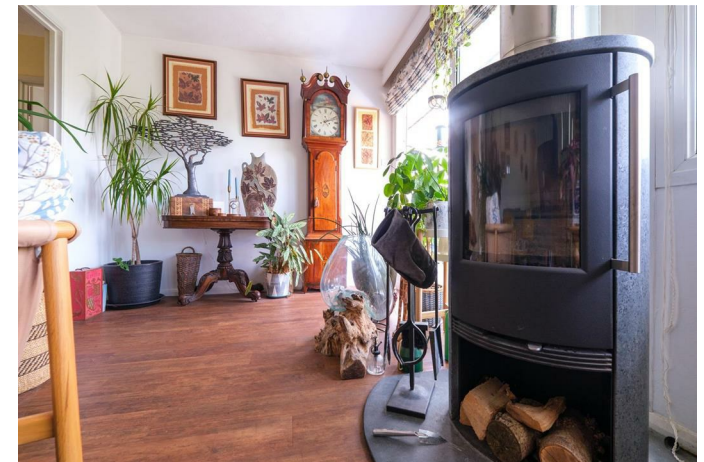
Looe straddles the wide river with its long bridge and stone harbourside, with a thriving tourist industry and is popular with boating enthusiasts. Parts of the neighbouring coastline are in the ownership of the National Trust. Close to the beach and the South West Coast Path the location will suit those seeking to pursue the seaside lifestyle. In addition to Hannafore and the town beach, the quiet Plaidy Beach also 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

10 Restormel Road comprises a semi-detached house in a sought after residential location and offering spacious accommodation laid out over three floors with the potential for the garden floor to be used as a guest suite. The property benefits from full double glazing and mains gas central heating.

The accommodation extends to about 1821 sq ft and briefly comprises as follows - GROUND FLOOR - Spacious Reception Hall - 18' Sitting Room with wood burner and sliding patio door to 29' wide Balcony (203 sq ft) - 24' Kitchen/Dining Room - Cloakroom/WC with door to Integral Garage - LOWER GROUND FLOOR - 17' Principal Bedroom with Walk through Wardrobe and Ensuite Bath/Shower Room - 2 Further Bedrooms (1 Ensuite Bathroom in a jack and jill type arrangement) - Laundry Room - GARDEN FLOOR - 14' Summer Kitchen convenient for use in connection with the garden - Further Double Bedroom (4) - 16' Snug/Bedroom 5 - Shower Room/WC.

OUTSIDE

Level brick paved driveway with parking for 2 cars leading to the integral garage with electric.

Wide balcony of about 203 sq ft providing excellent entertaining and al-fresco dining space and providing a fine vantage point from which to observe nature and the woodland views.

The enclosed gardens are a particular feature of the property having been carefully landscaped by our clients to provide a low maintenance sub-tropical garden environment with a very natural feel. Paved patio. Pond. Summerhouse/Studio of about 120 sq ft.

EPC RATING - D, COUNCIL TAX BAND - D

SERVICES - Mains water, electricity, drainage and gas.

DIRECTIONS

Using Sat Nav - Postcode PL13 1EJ





Restormel Road, Looe, PL13

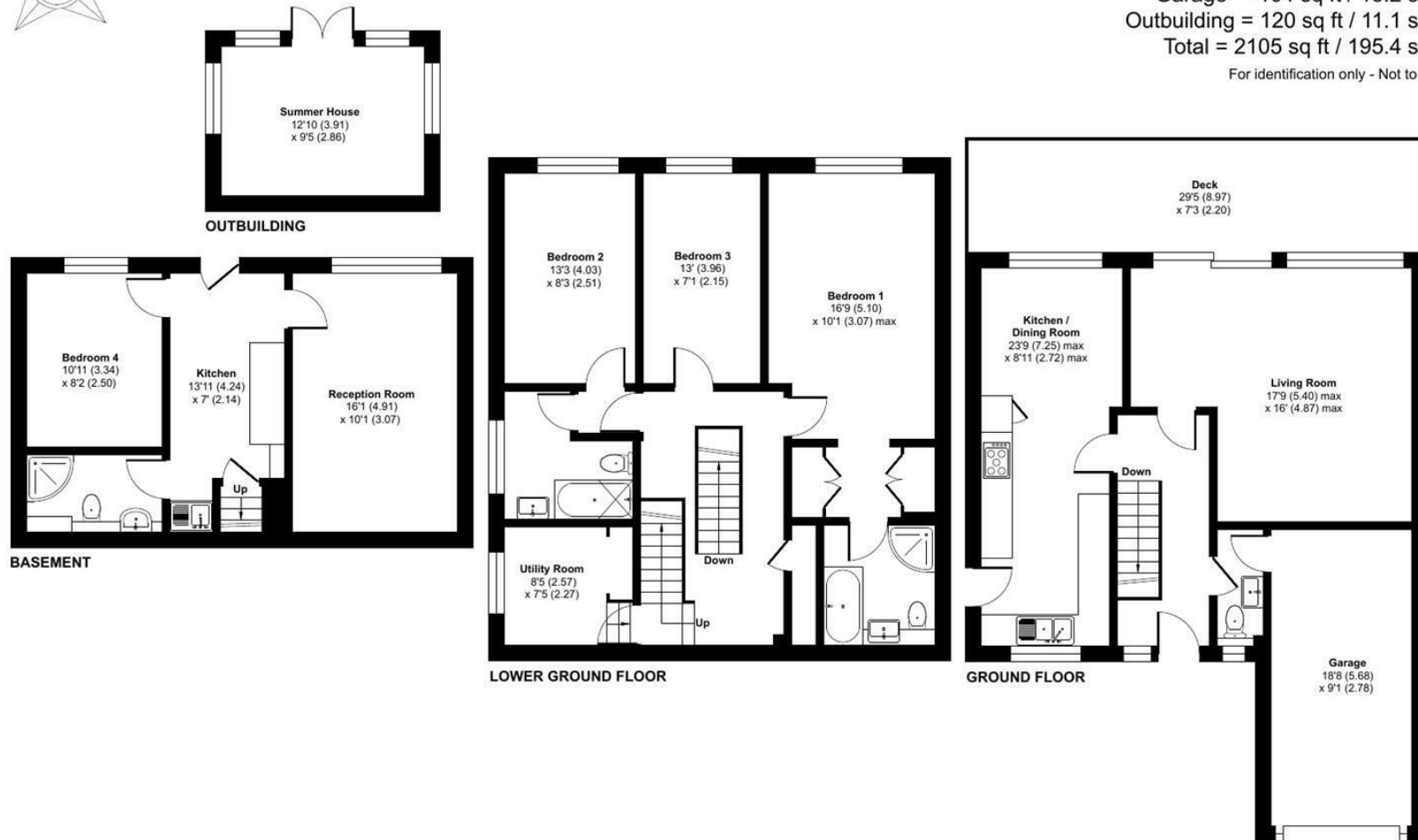
Approximate Area = 1821 sq ft / 169.1 sq m

Garage = 164 sq ft / 15.2 sq m

Outbuilding = 120 sq ft / 11.1 sq m

Total = 2105 sq ft / 195.4 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: 1497258

These particulars should not be relied upon.