

SCOTT
PARRY

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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

33 PORTBYHAN ROAD, LOOE, PL13 2QN

PRICE GUIDE £400,000





ONLY A SHORT WALK FROM THE HISTORIC HARBOUR -
A deceptively spacious detached bungalow in an established and well respected residential setting, with level approach and gardens with fabulous views over Looe and the estuary. About 1504 sq ft, 25' Kitchen/Dining/Family Room, Sitting Room, Laundry Room, Principal Bedroom with Dressing Room and Ensuite Bath/Shower Room, 2 further Double Bedrooms, 2 Shower Rooms, Level Driveway Parking, Garage, Shed, Established Gardens.

HARBOUR 0.5 MILE, FOWEY 10 MILES, PLYMOUTH 21 MILES, LISKEARD 9 MILES, EXETER 63 MILES



LOCATION

The property lies only 0.5 mile from the picturesque historic harbour and the famous seven arch bridge, with the town beach and Hannafore beach also closeby.

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

33 Portbyhan Road comprises a detached bungalow in a sought after residential location, deceptively spacious and benefitting from full double glazing and mains gas central heating.

The accommodation extends to about 1504 sq ft and briefly comprises - Reception Hall - 18' Dual Aspect Sitting Room with French doors to garden - Stunning 25' Kitchen/Dining/Family Room with vaulted ceiling and feature fireplace, doors open onto the terrace and garden providing fabulous environment for family living and entertaining - Laundry Room - Luxurious Principal Bedroom with Dressing Room and Ensuite Bath/Shower Room with spa bath and walk in wetroom shower area - 2 Further Double Bedrooms - 2 Shower/WC's.

OUTSIDE

A level driveway provides parking for 3 cars and leads to the Garage. The gardens are well established with a profusion of colourful flower and shrub beds, the rear garden in particular is enclosed and provides a secluded environment with lawn and a sunny south aspect. There is also a terrace off the kitchen perfect for al-fresco dining and entertaining. Garden shed.

EPC RATING - D, COUNCIL TAX BAND - E

SERVICES - Mains water, electricity, drainage and gas.

DIRECTIONS

Using Sat Nav - Postcode PL13 2QN.



33 Portbyhan Road, Looe

Approximate Gross Internal Area = 139.7 sq m / 1504 sq ft

Garage / Shed = 28.8 sq m / 310 sq ft

Total = 168.5 sq m / 1814 sq ft

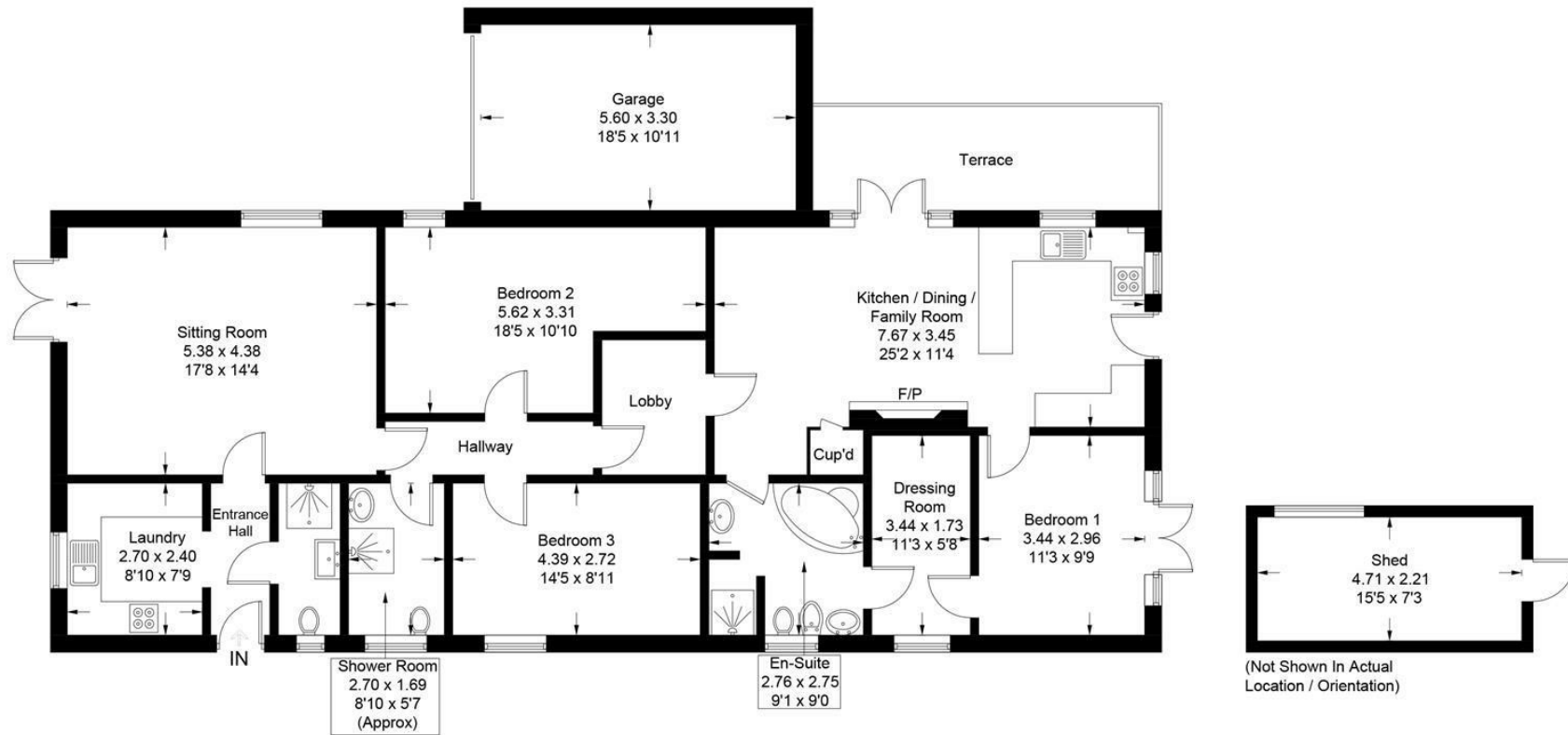


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These particulars should not be relied upon.