



## WESPENTON

Looe, Cornwall





# AN EXCEPTIONAL VICTORIAN HOME WITH ANNEXE, EXQUISITELY RESTORED AND ELEVATED TO ENJOY SWEEPING VIEWS ACROSS THE HARBOUR, TOWN, DOWN TO THE SEA AND BEYOND

## Summary of accommodation

**Ground Floor:** Hall | Reception room | Kitchen | Dining area | Utility room | Cloakroom | Wine store

**Lower Ground Floor:** Cinema room

**First Floor:** Principal bedroom/dressing room/bathroom suite | Guest bedroom/bathroom suite

**Second Floor:** Two bedrooms | Bathroom with sitting area | Storage room

**Annexe:** Living room/kitchen | Balcony | Bedroom/shower room suite

Double garage | Gym | Terraced garden | Parking

**Distances:** Liskeard 8 miles, Fowey 13 miles, Plymouth 21 miles, Tavistock 25 miles  
(All distances are approximate)



# SITUATION

Looe is a popular fishing town on the south east coast of Cornwall, with its spectacular rugged coastline with beaches and estuaries and pretty villages and towns such as Polperro and Fowey. A number of the homes in Looe occupy elevated spots, offering some of the best views in the town, and it’s easy to see why it’s such a sought-after location for anyone looking for a coastal landmark house in a quiet and private position. The town enjoys a mix of traditional seaside charm with gorgeous natural scenery and maritime heritage, and is situated at the mouth of the River Looe, either side of the estuary, and divided into East and West Looe.

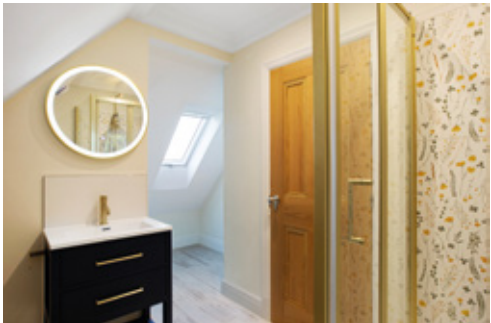
There is a bustling fishing harbour, beautiful sheltered and sandy East Looe Beach, perfect for swimming, and a selection of local shops, cafes, pubs and restaurants, including the Sardine Factory and Greek restaurant Yamas, both owned by award-winning chef Ben Palmer, as well as Choklet, a thriving cocktail and chocolate tasting bar. Looe is also the prime location set for the popular British TV series Beyond Paradise.

There are excellent opportunities for a variety of water sports, including sailing, as well as the South West Coast Path, providing scenic walks with breathtaking views, leading to hidden beaches and dramatic cliffs. With everything within a short walk into town, Looe offers a rare blend of coastal living and community convenience.

There is a golf club and also the championship course and other leisure facilities at St Mellion, about 16 miles away. There are primary and secondary schools and an active community including Looe Carnival Week and Looe Food Festival.

Also, within easy access, is the spectacular North Cornish coast with its surf beaches around Padstow and the Camel Estuary. To the north east, on the other side of the River Tamar, is the lovely, ancient stannary and market town of Tavistock and the Dartmoor National Park beyond.

The A38 is about 10 miles away, leading to Plymouth, Exeter and the M5 motorway. There is a station providing services to Liskeard, from where there are mainline connections to London (Paddington), via Plymouth and Exeter.



From Plymouth there are ferries to France and Spain. The whole of Devon and Cornwall is accessible from Looe within an hour and a half from Exmoor to Land’s End; that’s at least 400 beaches! Looe is not only a vibrant town in its own right but is also at the centre of all that Cornwall and Devon has to offer.

# THE PROPERTY

This fine Victorian residence has been recently re-developed and reimagined with a thoughtful, contemporary design, seamlessly blending period character with modern luxury. Arranged across four light-filled levels, the main house is perfectly oriented to capture spectacular, uninterrupted 180-degree panoramic, southernly and westerly views, stretching across the town and estuary and out to the glistening sea beyond. Arguably, Wespenton has the finest views of any house in Looe.

Wespenton occupies a peaceful and private elevated position in East Looe, set just off the quiet Barbican Hill and within a short stroll of the charming town centre.

Every principal room makes the most of this breathtaking outlook, with broad windows and French doors inviting in natural light and framing the ever-changing coastal scenery. From sunrise over the estuary to sunset over the sea, the views provide a constant, living backdrop to daily life.

Inside, double doors from the entrance hall lead into a spacious living room with tiled flooring and French doors that open directly onto the terraced garden — another perfect spot to relax and take in the panoramic coastal views. Off the hall, the sleek, fully fitted AEG kitchen and dining area features shaker-style cabinetry, a central island and breakfast bar, Quartz worktops, and integrated appliances including a Franke sink and Quooker tap.

Steps from the kitchen lead to the utility room, cloakroom, and wine store with exposed stone walls. A staircase descends from the sitting room to the cinema room, creating an inviting space for entertaining.





The first floor main bathroom offers a jacuzzi bath, and both the principal and guest suites boast luxurious bathrooms complete with a bath and shower. The principal suite features a Juliette balcony — the perfect spot to stand and admire the mesmerising estuary views — along with a walk-in wardrobe and dressing area. The second floor offers two further double bedrooms and a shower room, all finished to the same high standard, with underfloor heating throughout the bathrooms.

The detached annexe apartment, positioned above the garage and gym, enjoys the same commanding perspective and offers a fully self-contained retreat, under the gym floor is all the wiring and plumbing needed for installing a full Resistance Swimming Pool if so desired. Inside, an open-plan living space with its own kitchen, dining, and lounge areas opens through bi-fold doors to a south-facing roof terrace — an exceptional vantage point for soaking in the panoramic views across the rooftops of Looe, the meandering estuary, and the open waters beyond. Complete with a double bedroom and en suite shower room, the annexe provides the perfect spot for morning coffee or evening drinks while watching the tides and shifting light across the bay.

Outside, high double electric gates open to a driveway with an electric car turntable, ample parking, and a heated double garage. The terraced south-facing garden is beautifully landscaped with numerous ornamental trees, shrubs, colourful plantings and foliage, creating an idyllic outdoor dining and sitting area that overlooks the stunning, far-reaching views of the town, estuary, and sea.

Wespenton offers not just a home, but a truly elevated coastal lifestyle — where every window, terrace, and garden view connects you to the beauty of Looe and its ever-changing seascape.

# PROPERTY INFORMATION

**Tenure:** Freehold

**Services:** Mains gas, water, drainage and electricity. Gas fired heating. Underfloor heating in ground and lower ground floors and bathrooms.

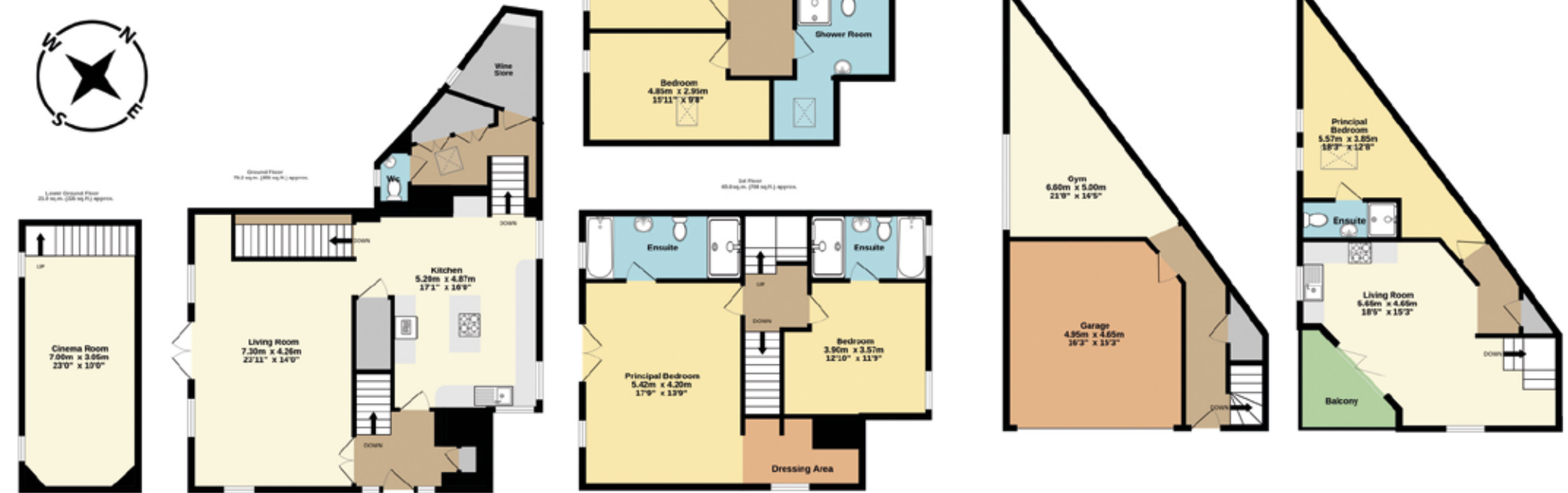
**Local Authority:** Cornwall Council: 0300 123 4121

**Council Tax:** Band E

**EPC:** C (Score of 80)

**Directions:** PL13 1DY

**What3words:** ///tower.absorbs.thud



Approximate Gross Internal Area  
307.0 sq.m. (3305 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted  
to tell you more.

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