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MOONDARRA THE CRESCENT, LOOE, PL13 2DL

£1,350,000





UBER COOL AND LUXURIOUS NEW HOME IN PRIZED WATERFRONT LOCATION ON THE GLORIOUS CORNISH RIVIERA - About 1779 sq ft, 528 sq ft Open Plan Living Room/Kitchen with 23' Sea Facing Balcony off, Snug, Cloakroom/WC, Principal Bedroom with ensuite Shower/WC, 3 Further Double Bedrooms, Family Bathroom, Driveway Parking for 3 cars, Double Garage, 221 sq ft Office/Gym, Gardens.

HANNAFORE BEACH 60 YARDS, TOWN CENTRE 1 MILE, FOWEY 10 MILES, PLYMOUTH 21 MILES, EXETER 65 MILES, NEWQUAY AIRPORT 34 MILES

DESCRIPTION

Moondarra comprises a detached, south facing new home (currently under construction with completion due December 2026) in this much coveted seaside setting only 60 yards from the beach and waterfront areas of Hannafore. The property has a south aspect with fabulous panoramic views over the sheltered azure waters of Whitsand and Looe Bay with the iconic landmarks of Looe Island, the Rame Peninsula, Rame Head and the Eddystone Lighthouse clearly visible.

The thoughtfully laid out accommodation is reversed to capitalise on the outstanding sea views, extending to about 1779 sq ft and briefly comprising - FIRST FLOOR - Open Plan Living Room/Kitchen of about 528 sq ft with vaulted ceiling and wide sliding doors to - Large Sea Facing Balcony with frameless glass and tiled floor - 17' Snug - Cloakroom/WC - GROUND FLOOR - Spacious Reception Hall - Principal Bedroom with Wardrobe, Ensuite Shower Room/WC and sliding doors to patio - 3 Further Double Bedrooms - Family Bath/Shower Room - Laundry/Utility Room.

The expansive sea views benefit from the neighbouring member-owned tennis club land, a designated recreational space operated on a non-profit basis. With no mechanism for members to realise private gain from redevelopment or asset disposal, this provides buyers with a high degree of confidence in the long-term stability of the setting.

LOCATION

Moondarra lies in a prized residential, near beachside setting from which one can enjoy the distracting 180 degree panorama taking in Looe Island, with tidal seafaring traffic including trawlers, day boats and leisure craft constantly in view.

Parts of the neighbouring coastline are in the ownership of the National Trust. With almost direct access to the beach and the South West Coast Path the location will suit those seeking to pursue the seaside lifestyle with Talland Bay only three miles walk to the west. The quiet Hannafore Beach provides a superb environment for bathing, kayaking and snorkelling, in addition, Looe's main beach, the banjo pier and bustling harbourside lie within walking distance.

The historic town of Looe has a working fishing 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 station linking with the main line at Liskeard (Plymouth to London 3 hours).

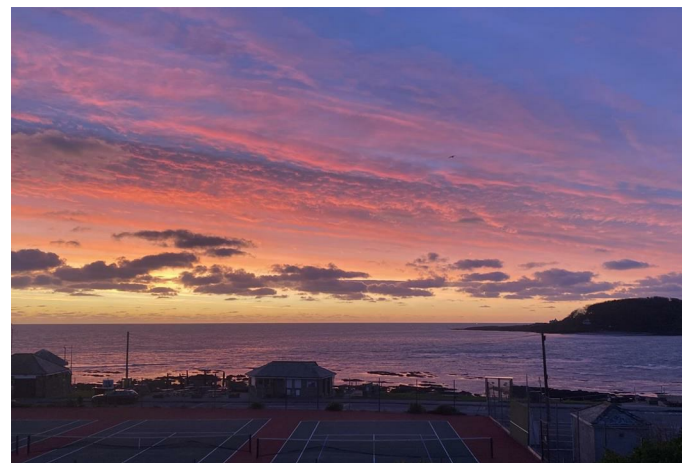
Golf is available at Portwrinkle, St Mellion International Golf Resort, or Looe Bindown. The sailing waters of the area are favoured by yachtsmen and deep water moorings are available on the Rivers Lynher and Tamar at St Germans, Saltash and Fowey/Polruan. Saltash has a Waitrose store and the city of 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.

OUTSIDE

Private tarmac driveway providing parking for three cars and leading to the Large Garage with 221 sq ft Office/Gym/Studio attached: suitable for a multitude of use including work from home or creative space with views of Looe Island and solar panels on the roof.

Gardens front and rear with paved paths and patios together with lawns.

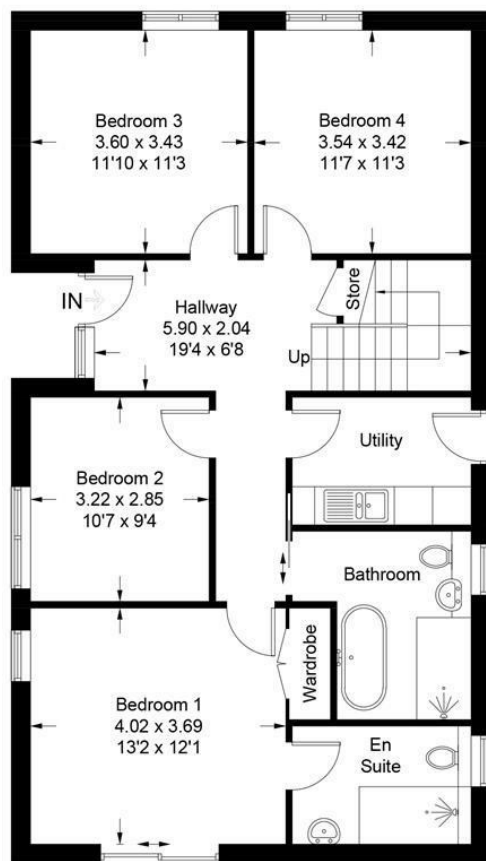


Moondarra, Looe

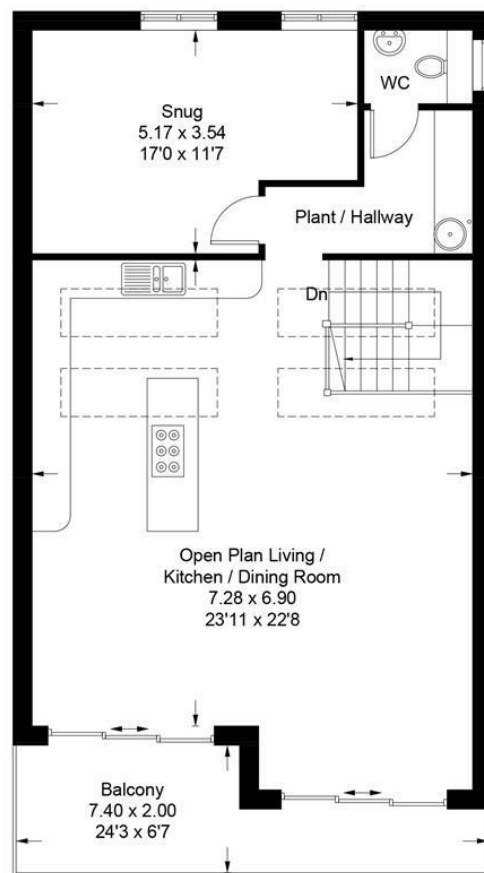
Approximate Gross Internal Area = 165.6 sq m / 1782 sq ft

Outbuilding = 49.3 sq m / 531 sq ft

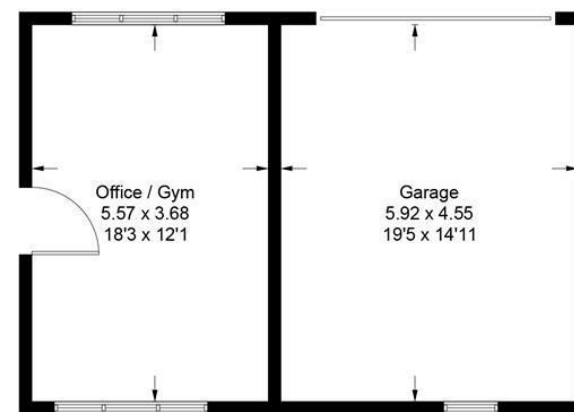
Total = 214.9 sq m / 2313 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1304428)

These particulars should not be relied upon.