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MOUNT LOOE LANDLOOE BRIDGE, ST. KEYNE, LISKEARD, PL14 4RT

PRICE GUIDE £540,000









SOLD - Scott Parry Associates are pleased to report another successful sale - A beautiful detached country cottage with a fine west aspect, set within private gardens in the sought after East Looe River Valley and benefitting from two self contained studios and garage/workshop. About 1541 sq ft, O/P Living Room/Kitchen, Garden Room, Boot Room, Laundry Room, 3 Double Bedrooms (2 Ensuite), Family Bathroom, Cloaks/WC, Private Drive, Ample Parking, 2 x Studios, Garage/Workshop with Service Pit and Further Garage.

TREWIDLAND 0.5 MILE, LISKEARD 4 MILES, SALTASH 13 MILES, LOOE AND THE BEACHES 4 MILES, PLYMOUTH 19 MILES, EXETER 61 MILES, FOWEY 24 MILES, NEWQUAY AIRPORT 34 MILES

LOCATION

Mount Looe lies a short distance from the tiny rural village of Trewidland in an enviable position with beautiful views over the unspoilt landscape of the East Looe River Valley, which is renowned for its abundance of natural flora and fauna. This location is accessible with the A38 only 3 miles to the north, however it is truly rural and there is a wide network of footpaths, bridleways and quiet lanes within the valley providing wonderful opportunities for riding out, nature lovers and outdoor enthusiasts. The village has a primary school rated "good" by Ofsted. Causeland Station on the branch line is only a 5 minute walk away.

There is a local farm shop, with popular café at Widegates catering for most day to day needs and the nearby village of Hessenford has a church and popular public house.

The town of Looe straddles the wide river with its long bridge and stone harbourside which remains important today as a commercial fishing facility, with a thriving tourist industry and popular with boating enthusiasts. On the edge of the town is a branch line railway station which links with the main line at Liskeard (Plymouth to London Paddington 3 hours).

The coastline either side of Looe is beautiful and unspoilt, easily accessible via the South West Coast Path and the substantial areas of ownership held by the National Trust. There are excellent bathing and surfing beaches all along the south coast with many hidden coves to explore.

Access to the area is good with main roads leading to the A38, west of Plymouth. The market town of Liskeard, to the north, includes a wide range of facilities as does the town of Saltash with a Waitrose store on its northern outskirts. The City of Plymouth lies within commuting distance and has an extensive and historic waterfront together with an excellent range of shopping, educational and recreational facilities. In addition there is a cross channel ferry link at Plymouth with regular services to France and Northern Spain. There are many notable country houses and estates including the outstanding Mount Edgecumbe Estate on the Rame Peninsula.























DESCRIPTION
Mount Looe comprises the quintessential Cornish cottage, presented in the contemporary style and benefitting from oil fired central heating, full double glazing and modern insulation to provide an excellent energy performance rating of C.

In addition to the principal residence there are two self contained studios (each just over 210 sq ft) within the gardens which are well suited for use such as work from home space or perhaps as guest/overflow accommodation. The layout of these two units together with the garages/workshop space are demonstrated by reference to the attached floorplan.

The accommodation extends to about 1541 sq ft and briefly comprises - GROUND FLOOR - Canopy Entrance Porch - Reception Hall - 14' Kitchen - 16' Sitting Room with wood burner in stone built fireplace - 17' Garden Room/Dining Room with wide folding doors to garden - Cloaks/WC - Laundry Room - FIRST FLOOR - 13' Principal Bedroom with Walk through Wardrobe and Ensuite Shower/WC - 2 Further Double Bedrooms (1 Ensuite) - Family Bathroom.

OUTSIDE
The private drive leads to a large parking area with ample space for motorhome, caravan and boat etc. Large garage/workshop with very useful service pit and further garage.

Within the gardens there are two studios both of which have kitchenettes and shower/wc's, perfect for use as work from home space or perhaps as overflow/guest accommodation.

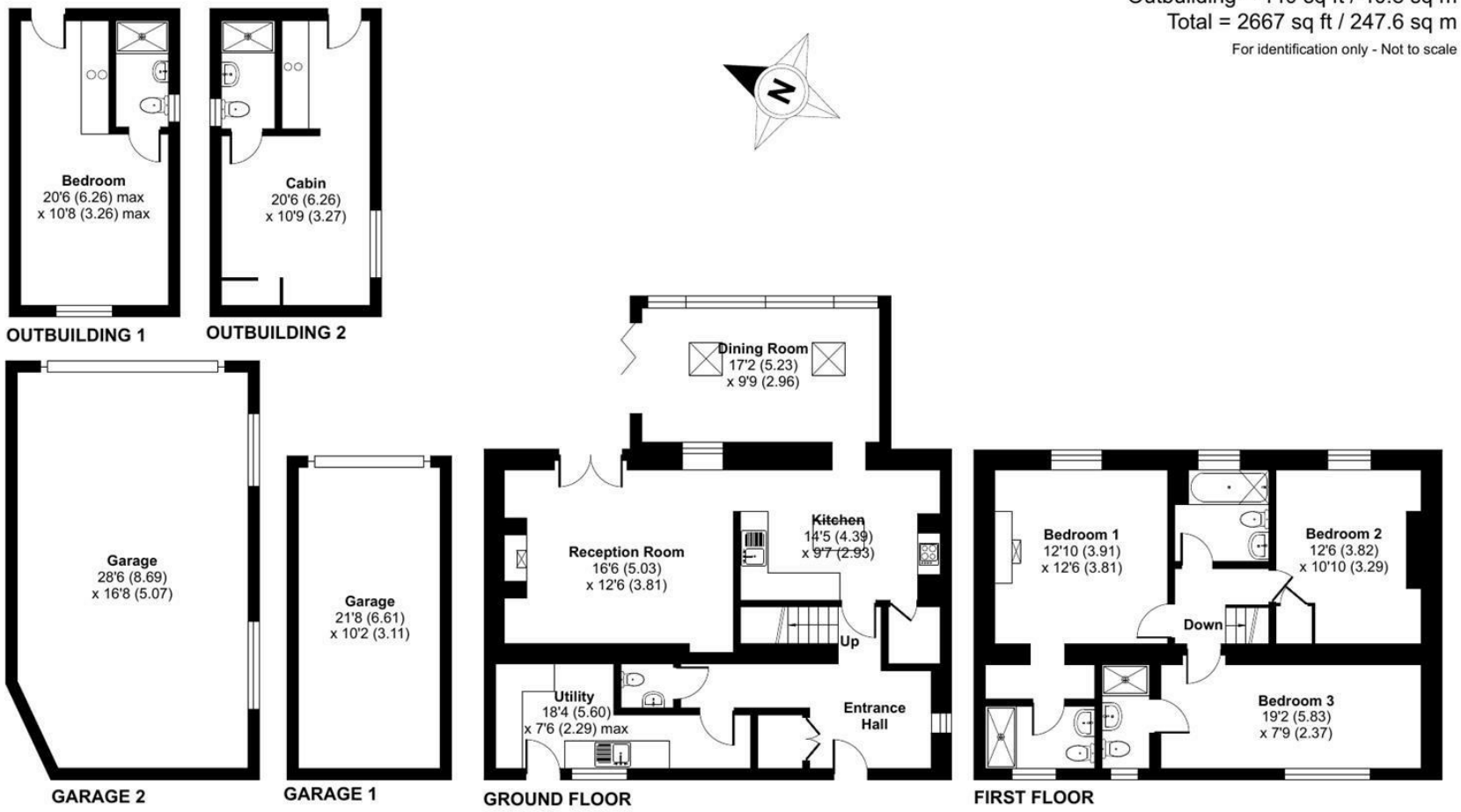
Established gardens with a good degree of privacy, comprising lawns with various mature trees and shrubs and ample space for the creation of a kitchen garden.

EPC RATING - C, COUNCIL TAX BAND - E
SERVICES - Mains water and electricity, private drainage.

DIRECTIONS
Using Sat Nav - Postcode PL14 4RT - when approaching from Trewidland village the private entrance drive will be found on the left hand side.

Landlooe Bridge, St. Keyne, Liskeard, PL14

Approximate Area = 1541 sq ft / 143.1 sq m
Garage = 686 sq ft / 63.7 sq m
Outbuilding = 440 sq ft / 40.8 sq m
Total = 2667 sq ft / 247.6 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). © nichecom 2025. Produced for Scott Parry Associates. REF: 1369490

These particulars should not be relied upon.

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