



## 4 BEDROOM DETACHED HOUSE FOR SALE IN LOOE

**Guide Price £650,000**



REF: 4425377

### PROPERTY FEATURES

- Four double bedrooms across two floors
- Converted garage offering games room / fifth bedroom potential
- Open-plan lounge/dining area with bi-folding doors
- Large rear garden with swimming pool
- Modern fitted kitchen
- Driveway parking for 3–4 cars plus additional rear parking & garage access
- Sea Views
- Mature corner-plot grounds
- Double glazing throughout
- Utility area

Guide Price £650,000 to £675,000

A contemporary coastal residence with sea views, swimming pool and versatile accommodation

Nestled on a generous corner plot at the top of Polperro, Brent Lodge is an impressive four-bedroom detached residence offering stylish, modern living with a wonderful sense of space and versatility. The property enjoys off-road parking for three to four vehicles, along with a further parking space and garage to the rear of the property, while mature landscaped gardens and a private swimming pool create a superb lifestyle home by the coast.

Internally, the accommodation is beautifully presented and offers a flowing layout ideal for both families and those seeking an elegant coastal retreat. The contemporary kitchen sits to the front of the home, open-plan living and dining area, complete with bi-folding doors opening directly onto the large decked sun

terrace area with pool perfect for entertaining, dining, or simply enjoying the tranquil outlook.

The ground floor further comprises two double bedrooms, a family bathroom and a separate cloakroom/WC. The original garage has been thoughtfully converted into a highly adaptable games room or additional fifth bedroom, guest suite, studio, or home office. To the rear of this space, a utility area provides valuable practical storage and laundry facilities. This highly flexible arrangement lends itself perfectly to multi-generational living, with the potential to create an independent suite for relatives, older children, or visiting guests without compromising the balance of the main residence.

To the first floor are two additional double bedrooms, both benefitting from elevated views, and served by a second contemporary family bathroom. Throughout the home, features include double glazing, modern finishes, and excellent natural light.

Externally, the property truly excels. The private rear garden offers an extensive lawn and seating zones framed by established shrubs and planting. The swimming pool provides a unique luxury feature rarely found in the area, making Brent Lodge as much about lifestyle as accommodation. Several vantage points offer far-reaching views toward the sea, adding to the coastal charm.

With its flexible layout, mature grounds, plentiful parking and premium leisure features, Brent Lodge presents a rare opportunity to acquire a coastal home that is both modern and deeply inviting. Its adaptable accommodation, including ground-floor bedrooms and secondary living potential, provides an excellent solution for multi-generational households seeking space, privacy, and independence under one roof. Located just moments from the harbour village of Polperro, this property offers the perfect blend of peaceful living, convenience, and West Country coastal atmosphere.

#### The Location

Nestled along one of Cornwall's most picturesque stretches of coastline, the historic fishing village of Polperro offers an enchanting blend of character, charm, and natural beauty. Its narrow, winding streets are lined with traditional cottages, independent shops, and inviting eateries, all centred around a scenic harbour that captures the essence of coastal living. The village is rich in heritage, with a fascinating maritime past, and provides a peaceful yet vibrant atmosphere that appeals to both permanent residents and holidaymakers seeking an authentic Cornish experience.

Polperro sits directly on the renowned South West Coast Path, placing miles of breathtaking coastal walks quite literally on the doorstep. From leisurely strolls to more challenging hikes, the surrounding landscape showcases dramatic cliff-top vistas, secluded coves, and opportunities to enjoy abundant wildlife. Whether exploring the rugged shoreline towards Looe, or heading west to the unspoilt bays and dramatic headlands, outdoor enthusiasts and nature lovers are spoilt for choice. With its stunning coastal scenery and timeless village appeal, Polperro remains one of Cornwall's most desirable coastal locations.

Agent Note:

We may introduce buyers and sellers to our panel of carefully selected Conveyancers, Mortgage or surveyor services. The choice to use their services is entirely yours. If you opt to proceed, please be aware that we will receive an average referral fee of £120-£200 (including VAT) from the firm for the introduction. These firms have been chosen based on their strong local reputation and proven track record of excellence.

There's no obligation to use our recommended providers.

In accordance with current Anti-Money Laundering (AML) regulations, all prospective purchasers are required to provide valid identification documents before a sale can be agreed and solicitors formally instructed. To facilitate these checks, a one-off charge of £36 (inclusive of VAT) applies. We kindly request that this cost be covered by you as part of the purchase process.



## PROPERTY PHOTOS







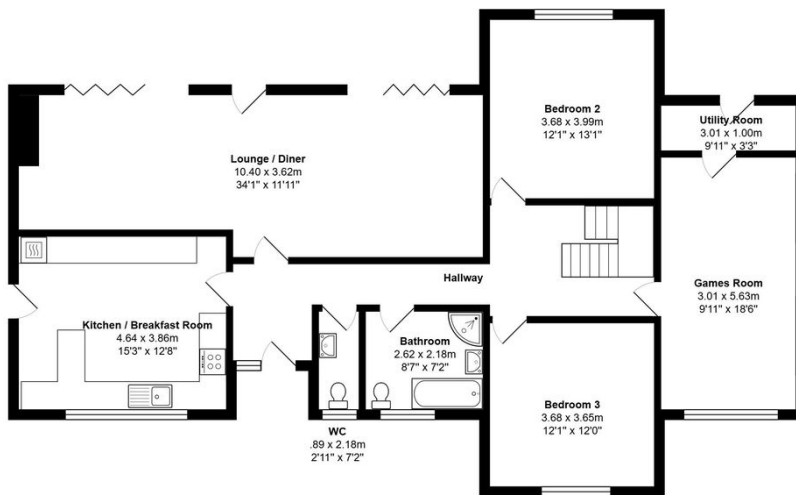
LOCATION



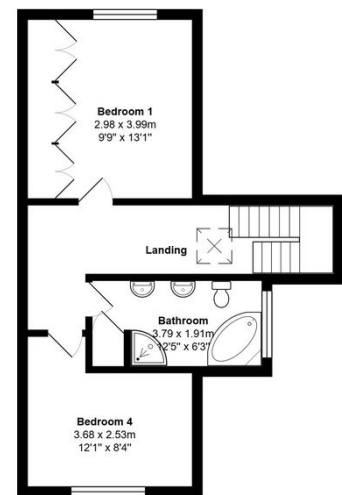
EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## FLOORPLANS



Ground Floor



First Floor

Total Approximate Area - 178.3 m<sup>2</sup> ... 1919 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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