



Highfield House



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Nr Lanreath, Looe, Cornwall, PL13 2QE

Fowey 3 miles. Polperro 4 miles Looe 6.5 miles Liskeard 13 miles

A well-presented four-bedroom reverse level, detached family home with an additional integral two bedroom annexe. This wonderful home enjoys far reaching country views with gardens and paddock totalling approx.2 acres.

- Detached Family Home
- Quiet & Idyllic Location
- Gardens Plus Paddock of approx.2 acres
- 2 Bedroom Annexe
- Council Tax Band F
- Versatile Accommodation Throughout
- Beautiful Countryside Views
- Outbuilding and Sand School
- Generous Single Garage & Parking
- Freehold

Offers In Excess Of £700,000

Highfield House is situated in a pleasant rural hamlet amongst beautiful and unspoilt countryside. The renowned fishing villages of Looe, Polperro, Polruan, Lerryn and Fowey are all situated close by and are connected by the Southwest Coastal Footpath. A community shop and local pub are just a few miles away. The coastal areas present fine sailing waters, coastal walks, and beautiful beaches whilst inland, quiet country lanes, wooded valleys and moorland can be enjoyed. The market town of Liskeard is approx. 13 miles away and provides a direct railway service to London Paddington.

This wonderful home offers light and spacious, reverse level accommodation. The entrance hallway provides access to the family bathroom, three double bedrooms and the principal bedroom with dressing area and large En-suite bathroom. A spiral staircase to the first floor leads to a generous dining area, sitting room with feature fireplace and an attractive fitted kitchen. Doors to an inner lobby lead out to the utility room, decked terrace and integral two bedroom annex. Which can also be used as a self contained unit.

External benefits include a private driveway, extensive gravel parking for numerous cars, integral garage with a door into the hall of the annexe. Mature gardens surround the property which are mainly laid to lawn and feature a range of mature plants, shrubs and trees. There is a single pasture paddock, sand school and a versatile enclosed timber and galvanised general purpose building with stables and service pit.

Mains electricity & water. LPG tank for heating/cooking. Log burner in lounge. Private drainage - Septic tank on property. Based on the latest data at Ofcom Superfast broadband and Mobile coverage from EE & Three at the property.





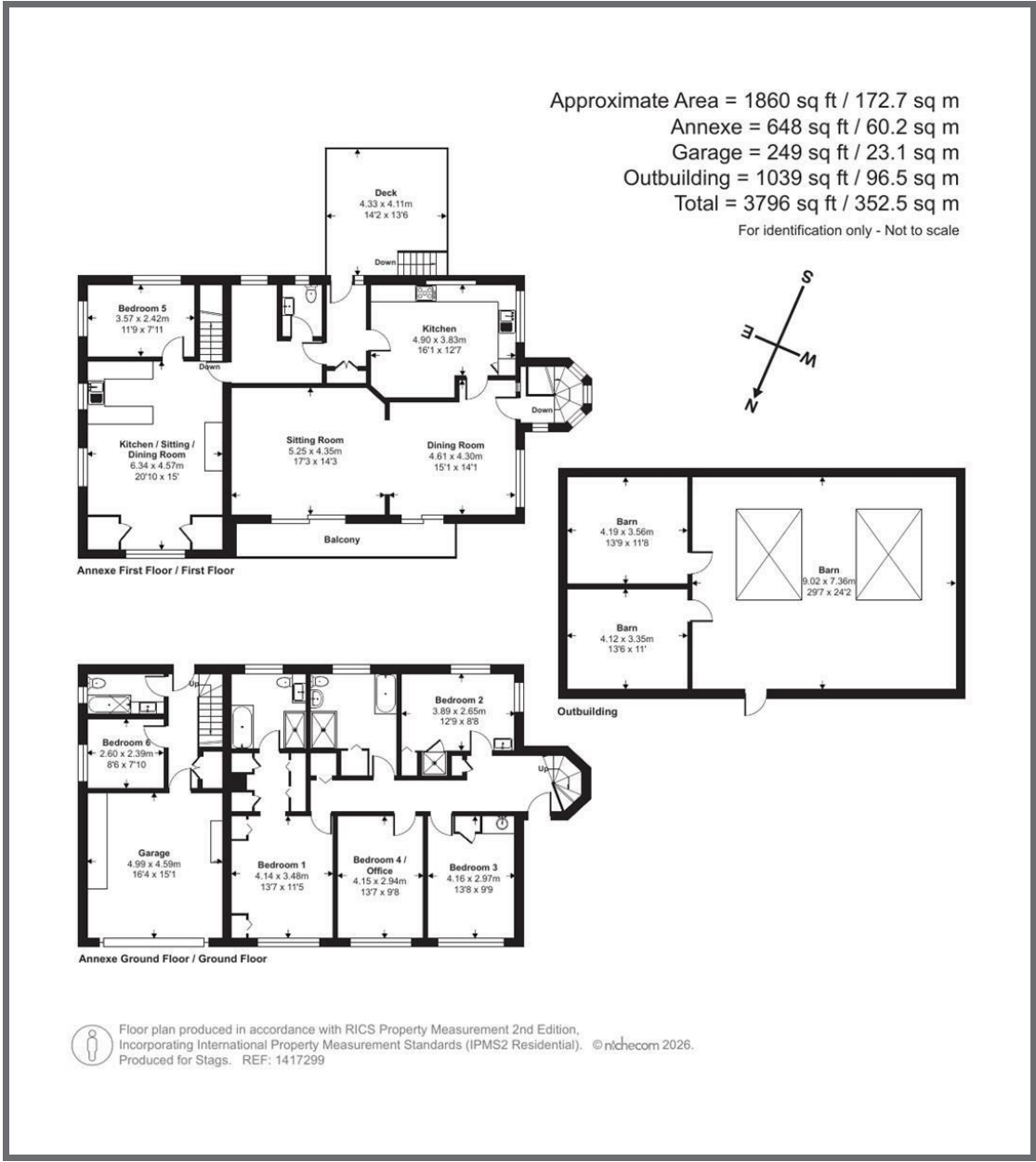
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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