

STAGS

Morlenol

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Listowel Drive, Looe, Cornwall, PL13 1LB

Plaidy Beach 0.4 miles - Looe Centre 0.7 miles- Plymouth 18.4 miles

A substantial and spacious coastal residence with stunning sea views and open plan living

- Stunning Coastal Outlooks
- Solar Panels
- Private Rear Garden
- Open Plan Kitchen/Diner
- Tenure: Freehold
- Annexe/Income Potential
- Garage and Parking
- Versatile Accommodation
- 6 Bedrooms in Total
- Council Tax Band: F

Guide Price £700,000

SITUATION

The property is located in a sought-after and desirable residential area within Cornwall's Coastal gem, Looe, enjoying stunning coastal outlooks across Plaidy Beach. Rich in maritime history and famous for its wide sandy beaches, boat trips and scenic woodland, the town offers a wide range of everyday amenities including schools, many small shops, restaurants, galleries and pubs together with a bustling working fishing harbour all within 1 mile of the property. The branch railway station of Looe is within walking distance of the property, which links Liskeard, Plymouth and London Paddington.

DESCRIPTION

A well presented detached house with parking and an integral garage, positioned to enjoy stunning coastal outlooks across Plaidy Beach. With an extremely versatile layout, the property offers potential for those looking to create a integral annexe for independent or dependent relatives, or possibly to derive an income stream. The property has been the well-cherished family home of the current owner for over 15 years and has been upgraded with contemporary external cladding to the side elevation, double glazed uPVC windows throughout and gas central heating.







ACCOMMODATION

The property offers well proportioned accommodation over three floors all presented in good decorative order and having been cosmetically upgraded and improved over the years. A covered entrance porch leads into the main hallway, with a cloakroom/WC and separate utility room. The utility room has ample space and plumbing for various white goods along with a fully fitted bathroom with shower. The kitchen/breakfast room offers a fantastic place to enjoy the striking sea views, complete with a stylish range of base and wall mounted units with Quartz worktops and space for a Rangemaster cooker. There are doors from the dining end to the balcony alongside the sitting room, which has panoramic windows to enjoy the coastal outlooks and a gas fireplace positioned centrally. There is a bedroom to complete the main floor living space, ideal for those looking to predominantly reside on one level.

The lower ground floor has a spacious layout of three double bedrooms all with sea views. The principal bedroom has an en-suite shower room with built in storage, whilst bedroom two enjoys patio doors to the rear garden. The lower ground floor is complete with a separate side access into a small kitchen with worktops and a sink, along with a separate walk in shower room. In addition, the first floor has two further bedrooms, which also enjoy sea views, one with the added benefit of eave storage.

OUTSIDE

The property is approached via a private, brick paved driveway which leads down to the property and garage. The integral garage offers a fantastic space for storage with power and light connected. There is a paved and sheltered seating area at the front of the house, with access either side to the rear. The rear garden has a paved patio and steps to the lawned gardens, all positioned well to enjoy the views towards and sounds of the sea.

SERVICES

Main electricity, water and drainage. Mains Gas central heating. 12 owned Solar Panels with feed in tarrif. Broadband availability: Superfast and Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

What3words.com - ///musical.truck.describes



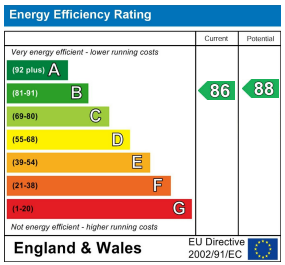




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Kensey House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk

01566 774999