STAGS



West View

West View, Lanreath, Looe, PL13 2NX







Looe 6.3 miles - Liskeard (A38) 10.3 miles - Plymouth 29.1 miles.

A charming period house in a sought after village with a secluded rear garden, private driveway and garage

- Detached House
- Three Bedrooms
- Two Reception Rooms
- Period Features
- Charming Cottage Garden
- Two Driveways
- Garage/Workshop
- Sought After Cornish Village
- Tenure: Freehold
- Council Tax Band: D

Guide Price £350,000

SITUATION

The property is well positioned in the attractive Cornish village of Lanreath, offering peaceful rural living yet only 6 miles from the stunning stretch of South Cornish Coast including the the ever-popular fishing villages of Looe and Polperro. To the north-east lies the historic market town of Liskeard, providing excellent access to the A38 and wider transport links. The village itself retains a strong sense of community, centred around the charming St Manarch's Church and local amenities include a community-run convenience store with Post Office, and an active village hall that hosts regular events, complete with a licensed bar and social club.

DESCRIPTION

A detached period property understood to have been originally built for the former school headmaster in 1911, constructed of local stone with a slate roof and partially slate hung walls. While the property would benefit from a programme of light refurbishment, it presents an exciting opportunity to enhance and personalise a home with undeniable charm and potential.

ACCOMMODATION

The property offers well proportioned accommodation arranged over two floors and having been extended previously to the rear, offers ample space separate to two spacious reception rooms. The entrance porch sits adjacent to the ground floor hall, with a store cupboard and stairs to the first floor. Exposed wooden beams in the sitting room and a feature stone fireplace housing a woodburning stove create a sense of warmth and comfort, whilst the beautiful slate floors throughout the dining room add to the charm of the property. The kitchen/breakfast room has a range of fitted wooden units with space for a table and chairs. There is a window to the rear overlooking the garden, a range of integrated appliances and an oil fired Rayburn. The kitchen is complete with a utility room with space and plumbing for various white goods, and under stair storage in the dining room.

The first floor presents three bedrooms in total, complete with a sizeable family bathroom with a freestanding bath and separate shower cubicle. There is a built in storage cupboard housing a hot water tank, with built in shelving.

OUTSIDE

The property is bordered at the front by a rendered wall, with a driveway for one vehicle along with a separate driveway to the side for further off road parking. There is an adjoining garage with electric roller door, there is power and light connected along with a side door to the garden. The garden at the rear is completely enclosed, with mature hedge boundaries offering peace and privacy. Steps from the rear of the property lead to the areas of garden mainly laid to lawn, well kept and with a variety of mature shrubs and trees that offer an abundance of colour throughout the seasons.

SERVICES

Mains electricity, water and drainage. Night storage heaters, oil fired Rayburn and newly installed wood burning stove. Broadband availability: Ultrafast 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:
///grins.shelters.producing

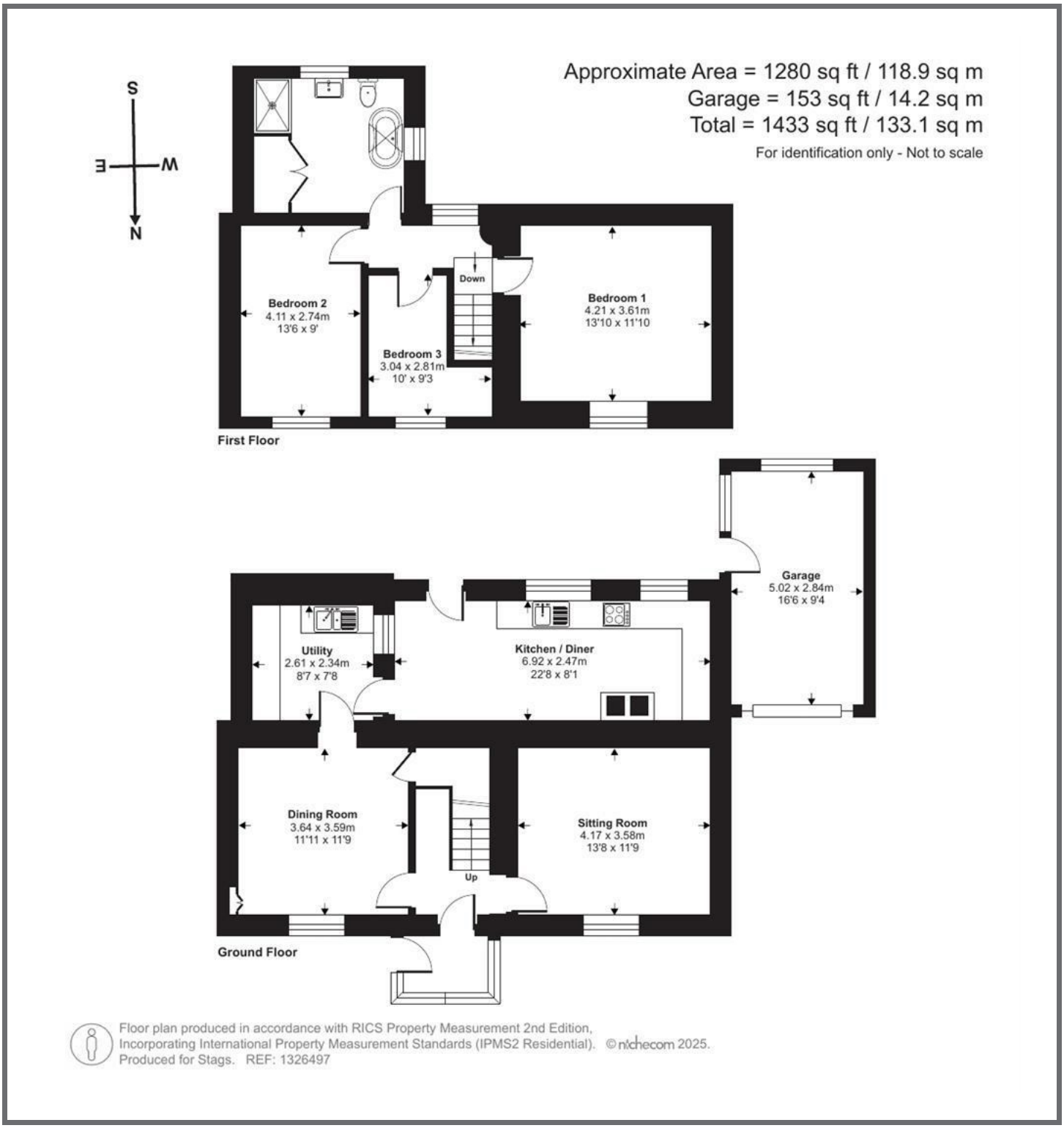




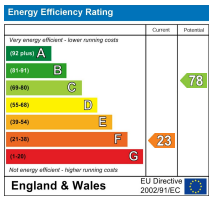








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



Kensey House, 18 Western Road, Launceston, PL15 7AS
01566 774999
launceston@stags.co.uk
stags.co.uk