



STAGS

South Trelowia
Barn

South Trelowia Barn

Widegates, Looe, PL13 1QL

Polperro 9.2 Miles Plymouth 17.9 Miles Exeter Airport 62.3 Miles

- House and Income
- Almost Half an Acre
- Extremely Well Presented
- Cottage Currently Utilised as a Successful Holiday Let
- Strong Trading History
- Double Garage
- Summer House
- Beautiful Views

Guide price £675,000

SITUATION

South Trelowia is set on the edge of the small Cornish hamlet of Trelowia comprising half a dozen properties, which is reached by a minor country road. Located in a stunning position, quietly situated in a natural fold with elevated views over the adjoining unspoilt countryside of South East Cornwall. Located a short distance from the pretty coastline and waters of the English Channel, and betwixt the coastal village of Downderry and the harbourside town of Looe.

The hamlet of Trelowia enjoys such charm and privacy, nevertheless the property is about ten minutes' drive from the A38 trunk road giving quick access to the city of Plymouth and all major transport links that can be found there. Just a 12 minute drive to St Germans railway station which is on the main line (Plymouth to London Paddington 3 hours).

The area represents a fine lifestyle investment; close by is Looe Golf Club with a 18-hole golf course designed by six times Open champion Harry Vardon. South Trelowia is located as the crow fly's just over a mile from the crystal clear waters of Whitsand Bay. Close by is the pretty Downderry Beach. This sandy beach is only a short drive away with good sailing, swimming and surfing. There is also the opportunity to scuba dive on the various wrecks along the coast.

At the top of the road is a farm shop (within one mile of the property) catering for most day to day needs and the nearby village of Hessenford has a church and popular pub.

DESCRIPTION

This versatile and intriguing home is created from the conversion of two former Duchy agricultural barns detached from one another and separated by a pretty central courtyard. Whilst today, they operate independently as a family home and holiday let; generating significant return on your capital or the perfect property for multi-generational living.



A beautiful family home and holiday cottage located in a stunning location in South East Cornwall.





Both properties are beautifully presented and are generously proportioned, nestled within pretty gardens extending to nearly half an acre. With plenty of off street parking and a detached double garage that has been partially converted into a gym. Attached to the garage is a conservatory and in the garden there is a summer house, benefiting from far reaching easterly views across rolling countryside and the evening sun.

ACCOMMODATION

Crossing the threshold into a welcoming entrance hall, which divides the reception accommodation from the bedroom accommodation. Turning left into the sitting room, full of natural light this is a serene room which flows neatly into the snug, with a warming wood burning stove. Beyond this is the family kitchen, with enough space for a breakfast table, through the French windows is the utility room.

The bedroom accommodation is laid out over two levels the master suite at first floor level. There are a further two bedrooms with two bathrooms.

Sunflowers:

Is a three bedroom cottage laid out over two levels with spacious accommodation extending to around 1,000 square feet. Currently let on a holiday let basis by the owners, providing a very healthy return, with further income growth possible. Usually with such a balance of accommodation it would easily swallow an extended family comfortably whilst enjoying a healthy degree of independency.

GARDENS AND GROUNDS

The curtilage for the property extends to just under half an acre (0.421) and is largely lawned. The driveway sweeps through the property proving plenty of opportunity for parking and turning. The two properties are divided by a pretty courtyard with a ornamental fish pond.

Outbuilding:

Within the grounds is a double garage that has been partially converted into a gym and has a conservatory attached. In addition there is also a covered traditional well building used as a summer house, a perfect place to sit and enjoy the peace and tranquillity.

TENURE

Freehold

COUNCIL TAX BAND

Council Tax Band E

SERVICES

Mains Electrics. Mains Water Supply. Private Drainage. LPG & Multi Fuel Burner. Fiber-optic broadband.

VIEWINGS AND NEGOTIATIONS

Viewings are strictly by appointment through Stags' Plymouth Office: 01752 223933 or Email: plymouth@stags.co.uk.

DIRECTIONS

From the A38 at the Trerulefoot roundabout, follow the signs for Looe, onto the A374 and then A387 pass through the pretty village of Hessenford and at the top of the hill turn left signed Tredinnick Farm Shop, follow this road right until the end where you will find the property on your right.





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