



Hannafore Road, Looe PL13 2DA

Asking Price £359,995
Freehold

SUPERB UNRIVALLED ESTUARY
VIEWS

THREE SIZEABLE BEDROOMS

GAS RADIATOR C/H/ UPVC DOUBLE
GLAZED

COUNCIL TAX C

STUNNING STONE BUILT SEMI

LOUNGE AND KITCHEN-DINER

LOW MAINTENANCE GARDENS

BEAUTIFULLY PRESENTED AND
FULL OF CHARACTER

SHOWER ROOM/CLOAKS/ WC

'CHAIN FREE' FAMILY HOME
INVESTMENT

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in Photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (23-38) F (1-22) G Not energy efficient - higher running costs	87	55	Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (23-38) F (1-22) G Not environmentally friendly - higher CO ₂ emissions	85	47
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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STUNNING UNRIVALLED RIVER ESTUARY. COUNTRYSIDE AND HARBOUR VIEWS MAKE THIS COTTAGE A JOY TO BEHOLD ! An exclusive opportunity to purchase this highly attractive double fronted white stone rendered semi detached residence occupying a most prominent and elevated position close to the quay side and church within West Looe. This beautifully presented home has been lovingly maintained and carefully modernised over the years to retain plenty of its original period charm and character. Features such as exposed beams, deep skirtings, fireplaces and stripped internal doors remain intact. Highlights include three large bedrooms , 'feature' lounge, well equipped kitchen - diner, utility and shower room/WC. Heating is provided by gas radiators and the external windows and doors are UPVC double glazed. Permission has been granted in the past for two further bedrooms and an en suite within the roof space which has since lapsed. The property would in the agents opinion make a lovely permanent family residence or indeed a second home/ investment. The aspect from both within and externally can only be described as magical and breathtaking - a quintessential Cornish image with views down the estuary, towards the ocean, harbour and Looe itself. A low maintenance garden terrace complete with summerhouse is included where you can simply relax, enjoy 'al fresco dining'and 'watch the world go by'. A range of amenities within both East and West Looe are close to hand together with the town's wonderful beaches, scenic coastal walks and railway station providing access to London Paddington. The A38 is approximately 5 miles away offering fast road access to Plymouth and Exeter beyond. AN EXCLUSIVE OPPORTUNITY WHICH SHOULD NOT BE MISSED!

CANOPIED ENTRANCE PORCH

With UPVC multipaned and frosted glass door providing direct access to the lounge.

LOUNGE

A most attractive room being 'light and airy' and full of character including a period style 'feature' fireplace with light oak surround and coal effect gas fire. Natural stone feature wall continuing into recess. UPVC multipaned bay window to front elevation enjoying elevated panoramic river estuary ,ocean ,countryside, harbourside and East Looe views. Exposed timber ceiling beams, two radiators, alcove recess and TV point. Multipaned UPVC side window with deep window sill, dado rail.

INNER HALL

Double radiator. Galleried' dog leg' staircase leading to first floor with rear window.

CLOAKS/WC

Low level WC, wash hand basin, wall mirror and tiled splash backs.

KITCHEN- DINER

A good sized room running the length of the property comprising :DINING AREA with UPVC multipaned bay window to front elevation commanding the delightful aspect towards East Looe, working harbour and estuary. Period style fireplace, radiator, picture rail and exposed ceiling beams. KITCHEN AREA: Tastefully equipped with a range of smart modern units comprising inset stainless steel sink unit with cupboard below. Range of matching floor and wall mounted cupboards and drawers. Large areas of wood effect working surface with natural stone feature wall to side. Integrated stainless steel electric double oven, four ring gas hob, extractor over , dishwasher and fridge. Part tiled walls and exposed ceiling beams. Multipaned UPVC rear window, recessed ceiling lighting.

UTILITY ROOM

Working surface with space below and plumbing for domestic appliances. Splashback wall tiles, coat rail and shelved cupboard. Useful recess storage area. Cupboard containing gas fired central heating boiler with programmer. UPVC frosted glass door providing access to rear of property.

FIRST FLOOR LANDING

Picture rail, access to insulated and partially boarded roof space accessed via fold down aluminium ladder. We understand from the current owners that planning consent was obtained in the past (which has since lapsed) for two further bedrooms within the loft space plus an en suite.

BEDROOM ONE

Two multipaned UPVC double glazed windows to front elevation once again taking full advantage of the panoramic views in and around Looe. Fitted double wardrobe with storage cupboard above. TV point, radiator and picture rail.

BEDROOM TWO

A good sized room having a multipaned UPVC window to front elevation taking advantage of THOSE VIEWS ! Radiator, picture rail, fitted double wardrobe with cupboard over.

BEDROOM THREE

UPVC rear window with window seat. Radiator, picture rail and display shelving.

SHOWER ROOM/ WC

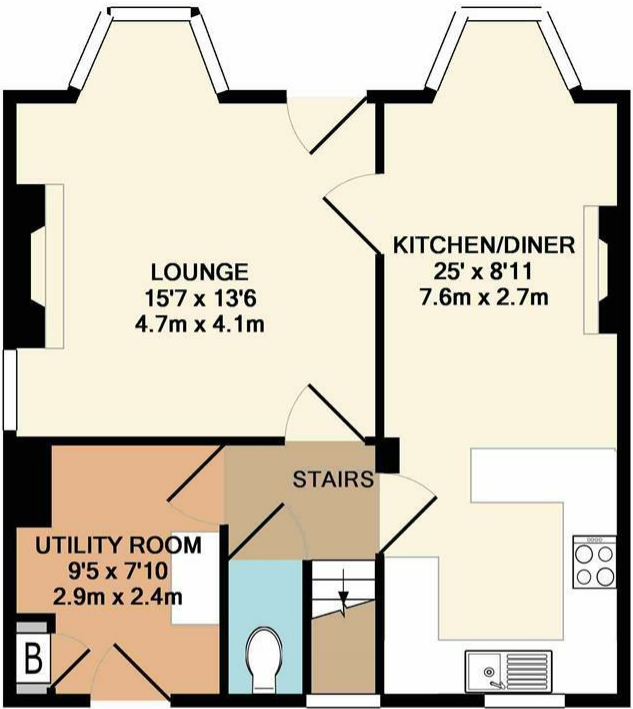
Suite in white comprising tiled shower cubicle, pedestal wash basin and low level WC. Tiled splash backs, radiator and chrome towel rail. Medicine cabinet, recessed ceiling lighting. UPVC frosted rear window, wall mirror and electric shaver point. Extra large airing cupboard containing hot water cylinder and shelving.

EXTERNAL DETAILS

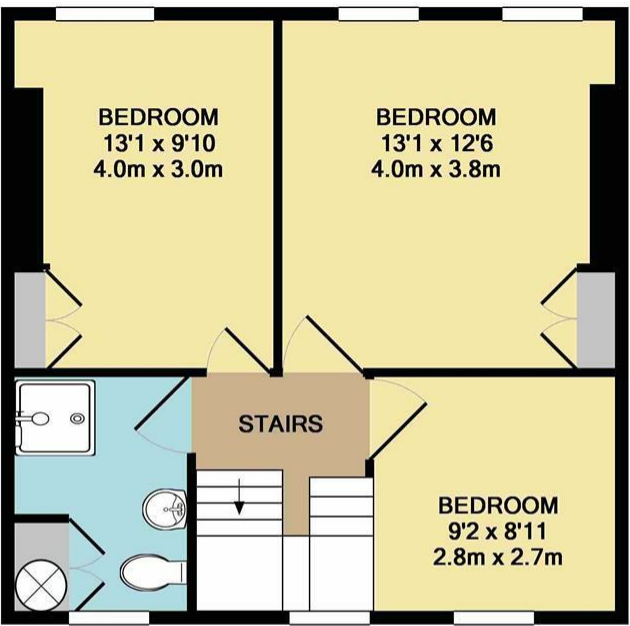
Concrete footpath leading from Hannafore Road (shared with neighbours providing access to front and rear of the property.) Small double fronted area of garden directly to the front of the property containing paved and gravelled borders including a selection of plants. Larger area of garden to side of property comprising garden terrace with timber decked and paved patio areas designed to take full advantage of the picturesque surroundings from where you can unwind, relax and enjoy ' al fresco ' dining with a stunning background. Within the garden area is a timber summerhouse and garden shed both with light and power connected. There is an external light, water tap and hose to rear of property plus two useful storage containers. To the rear of the property there are stone steps giving access to Hannafore Lane.

USEFUL INFORMATION

We understand from the current owners who have used this property for their own personal family holiday use over the years that various items of furniture may be available to purchase via separate negotiation.



GROUND FLOOR
APPROX. FLOOR
AREA 512 SQ.FT.
(47.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 476 SQ.FT.
(44.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 988 SQ.FT. (91.8 SQ.M.)

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. 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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