

SCOTT
PARRY

— ASSOCIATES —

THE BOATHOUSE, CASTLE STREET, EAST LOOE, CORNWALL, PL13 1AZ

GUIDE PRICE £165,000





HARBOUR & BEACH 200 METRES, PLYMOUTH 22 MILES, FOWEY 10 MILES

A chic boutique style cottage currently used as a luxury holiday let with proven income, less than 200 metres from the picturesque harbour and beach in the heart of the Cornish Riviera. About 355 sq ft, 15' O/P Sitting Room/Kitchen, Bedroom with Ensuite Shower/WC, Available Furnished and Equipped.

LOCATION

Within 200 metres of the sandy beach, Banjo Pier and bustling harbourside, the numerous amenities of the thriving small town of East Looe lie only a short stroll from the property. The town of Looe straddles the wide river with its long bridge and stone harbourside which remains important today as a commercial fishing facility, thriving tourist industry and popular with boating enthusiasts. There are many properties on both sides of the river providing a wide range of shopping and community facilities, together with awarding winning restaurants. On the edge of the town is a branch line railway which links with the main line at Liskeard (Plymouth to London Paddington 3 hours).

The coastline either side of Looe is beautiful and unspoilt, easily accessible via the South West Coast Path and there are substantial areas in the ownership of the National Trust. There are excellent bathing beaches and a wide network of footpaths and bridleways in the vicinity.

The nearby town of Saltash has a Waitrose store on its northern outskirts and the City of Plymouth lies within commuting distance, having an extensive and historic waterfront together with an excellent range of shopping, educational and recreational facilities.

DESCRIPTION



The property comprises a charming cottage with full residential use, for at least six years The Boathouse has been used as a luxury holiday let with a proven income. Our client has taken great care to create a chic and stylish bolt hole, capitalising on the convenient location within the town and evidenced by the fantastic reviews on TripAdvisor, Airbnb and Homeaway. The property is successfully let through Airbnb, TripAdvisor, HomeAway and theboathouselooe.co.uk - occupancy and income figures are available to interested parties and the property can be sold fully equipped with the quality furnishings and effects to enable its ongoing use as a quality holiday let (excluding personal items and subject to negotiation).

The accommodation is shown on the attached floor plan and briefly comprises: Stable type entrance door with stained glass feature to the open plan living room/kitchen having a range of work surfaces with drawers and cupboards under, breakfast bar, sink unit and built in appliances including fridge, electric oven and Schott Ceran 4-ring hob. Double glazed window with blinds. Haverland digital thermostat programmable radiator.

A spiral staircase rises to the first floor.

Bedroom - double glazed window with fitted blinds. Haverland digital thermostat programmable radiator and built in wardrobe. Door to en suite shower room comprising tiled shower cubicle with electric shower over. Pedestal wash hand basin and low flush WC. Slate flooring and slate tiled splash backs. Extractor fan

EPC RATING - C

TENURE - FREEHOLD



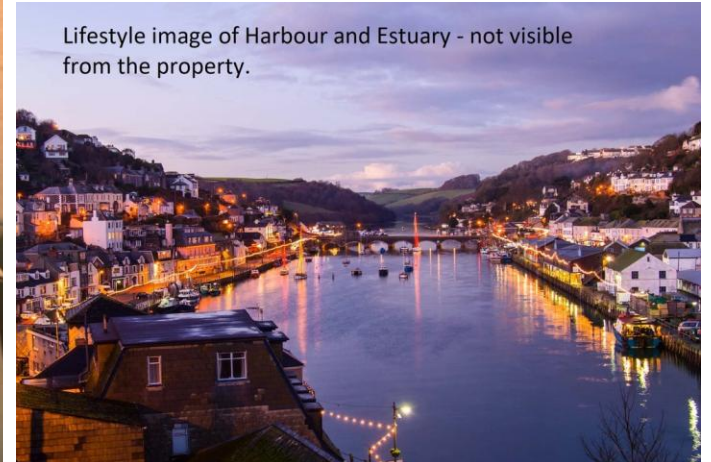
DIRECTIONS

Using Sat Nav - Postcode PL13 1AZ - Upon reaching Looe, just before the bridge, turn left continuing to the town through the narrow restricted area. When visiting the property it would be most convenient to park in the harbourside car park, as parking in the harbourside area is restricted and by permit only. Proceed along Fore Street in the direction of the beach and seafront. At the Ship Inn turn left into Castle Street and the property will be found along this road on the right hand side.





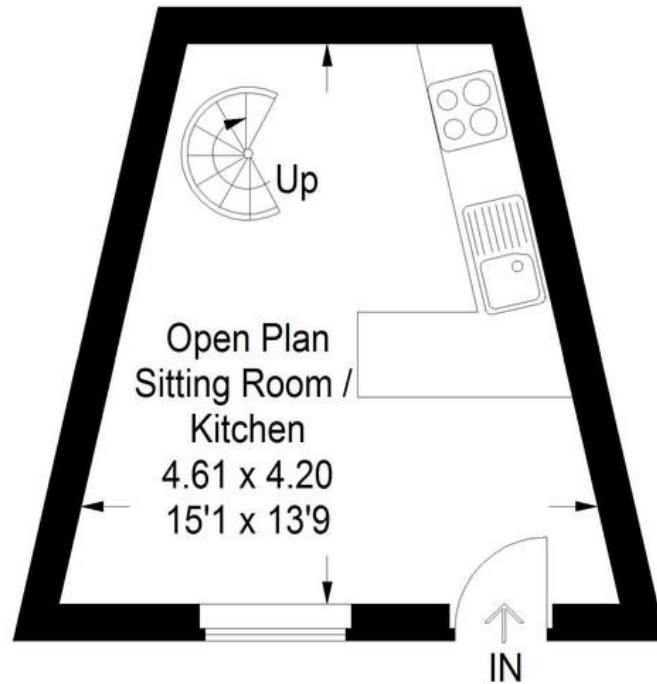
Lifestyle image of Harbour and Estuary - not visible from the property.



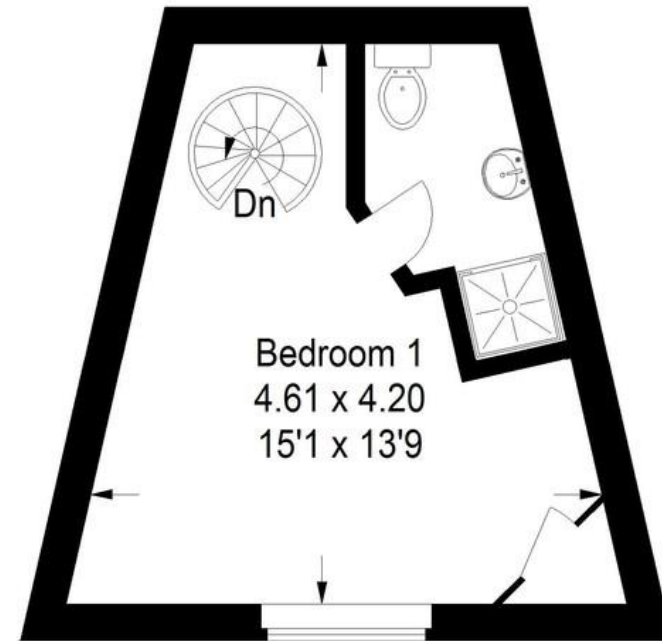


The Boathouse

Approximate Gross Internal Area
33 sq m / 355 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansuSketch.com © 2019 (ID 533000)

These particulars should not be relied upon.