



Polkeeves
Sclerder Lane, Looe, Cornwall, PL13 2JD

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ESTATE AGENTS



An individual detached dwelling that was built circa 2000 offering generous accommodation which affords superb rolling countryside views towards the coast. The property boasts an impressive open plan living area which takes full advantage of the stunning views on offer. Situated centre plot the property enjoys formal mature gardens in addition to the acre paddock.

SITUATION/LOCATION:

Located in the highly sought after area of Sclerder Lane, the property enjoys a good degree of privacy and is within striking distance of the beach and coastal footpath at

Talland Bay. The property is conveniently located approximately 3 miles from the seaside town of Looe and 1.5 miles from the picturesque fishing village of Polperro.

DETAILED ACCOMMODATION:

uPVC double glazed door gives access into...

Entrance Porch 9'1" x 8' (2.77m x 2.44m) Tiled flooring, deep set sills, uPVC double glazed window to the side aspect, wooden glazed double doors leading to...

Open Plan Living Space 27'11" (8.5m) x 24'7" (7.5m) increasing to 30'7" (9.32m) into bay window. Triple aspect room with uPVC double glazed windows enjoying superb countryside and coastal views, timber flooring. Sunken sofa area with large Cornish stone fireplace housing an open fire with slate hearth, ornate coving, feature columns.

Dining Area Timber flooring, uPVC double glazed feature windows with large window seat enjoying superb countryside and coastal views which extend towards Talland Bay, ornate coving. Opening through to...

Kitchen/Breakfast Room 14'4" x 16' (4.37m x 4.88m) A range of base and eye level units with roll edge worktop over, tiled splash back, one and a half bowl stainless steel sink with drainer and mixer tap, integrated dishwasher, integrated refrigerator, double oven, inset electric hob with extractor fan over. Tiled flooring, ornate coving, uPVC double glazed windows to the side and front aspect again enjoying superb countryside and coastal views, double doors leading out onto the patio. Door leading to...

Utility Area 9'9" x 14'2" (2.97m x 4.32m) A continuation of the tiled flooring, range of base units with roll edge worktop over, large Belfast sink with swan mixer tap over, under counter space for washing machine and tumble dryer, uPVC double glazed window enjoying outlook onto the rear garden, large storage cupboard. Door leading to...

Rear Entrance Porch Tiled flooring, uPVC double glazed door leading out to the rear garden. Door leading to...

WC Tiled flooring, low level WC, wall mounted wash hand basin, half height tiled walls, deep set sill, ornate coving.

Downstairs Bedroom 8'1" x 11'7" (2.46m x 3.53m) Timber flooring, ornate coving, inset spotlights, large uPVC double glazed window with deep set sill looking out onto the rear garden.

Downstairs Bathroom Tiled floor, partially tiled walls, low level WC, pedestal wash hand basin, panelled bath, obscure uPVC double glazed window, extractor fan.

From the open plan living space stairs rise to...

First Floor Landing Feature window looking onto rear garden, doors to further accommodation, loft hatch, door to large airing cupboard, double doors to storage cupboard, which has a further door through to the eaves storage.

Bedroom One 18'11" x 13'1" max (5.77m x 4m max) Large uPVC double glazed windows enjoying superb countryside and coastal views with built in window seat, ornate coving, inset spotlights, large built in wardrobes. Door leads to...

En Suite Shower Room Tiled flooring, partially tiled walls, low level WC, pedestal wash hand basin, base units with roll edge worktop, large walk in shower cubicle housing mixer shower, extractor fan, wall mounted heated towel rail.

Bedroom Two 17'1" x 14'5" (5.2m x 4.4m) Dual aspect room with large uPVC double glazed picture windows enjoying superb coastal and countryside views with built in window seat, ornate alcoves, inset spotlights. Door leads to...

En Suite Shower Room Tiled flooring, partially tiled walls, large walk in corner shower unit housing mixer shower, base unit with roll edge worktop, WC, pedestal wash hand basin, obscure double glazed window.

Bedroom Three 10'1" (3.08m) x 17'9" (5.4m) increasing to 20'3" (6.18m) into bay window. Large uPVC double glazed picture window enjoying superb coastal and countryside views, ornate coving. Door leading to...

En Suite Shower Room Tiled flooring, partially tiled walls, low level WC, wall mounted wash hand basin, wall mounted heated towel rail, walk in shower housing mixer shower, extractor fan.

From bedroom door leads to...

Eaves Storage A substantial storage space with power and light connected.

Garage 23'2" (7.07m) x 23' (7m) reducing to 12'6" (3.8m) Up and over electric door, door leading to pantry area with built in shelving, space for fridge/freezer, uPVC double glazed window looking out onto the side aspect, uPVC double glazed door leading to the rear garden, further door leads through to the accommodation above the garage.

On the garage level stairs rise to...

First Floor Level 23'4" x 13'3" (7.1m x 4.04m) Currently utilised as a studio accommodation, this room offers versatility whether it continues being studio accommodation or a home office. Large uPVC picture window enjoying lovely countryside and coastal views and the rear window enjoying an outlook over the garden.

Gardens A gated entrance opens onto a brick paved driveway which provides plenty of parking leading up to the house and garage. To the front of the house is a terrace which commands superb countryside and coastal views. The lawns are terraced creating level areas bordered by mature plants such as Palms and ornamental trees. Paths lead around both sides of the house to the rear garden. Steps lead up from the rear door of the house to further lawned gardens with a large spring-fed pond. To the rear of the garden is a useful storage shed and log store.

Paddock Across the lane is a paddock which extends to just over 1 acre. A five bar gate and smaller pedestrian gate provides access. Ownership of the paddock preserves and guarantees un-interrupted views down the valley to the sea from the house. There is a substantial greenhouse (in need of some repair) as well as a productive vegetable and fruit garden. Bounded by mature Cornish hedge the paddock would be suitable for a small holding, orchard or potentially for a pony or other such animal.

Directions From Looe proceed out of the town on the A387 heading towards Polperro. Proceed past the petrol station on the left, continue on this road which will then bear around to the left, proceed along and the entrance to Sclerder Lane is on the left hand side before the entrance to the Atlantis Nursing Home. Proceed along Sclerder Lane for a short distance and the property can be located on the left hand side identified by our For Sale Board.

Energy Efficiency Rating D





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