



Stunning contemporary three bedroom detached home! Beautiful rural views! Quiet idyllic location! Live the rural life in style and comfort – call to view.

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Beech Tree Cottage - Trenewan - Looe - PL13 2QD

Guide Price £700,000 Freehold





THE PROPERTY

Situated on an elevated half acre (approx) plot with fabulous open countryside and distant river views, this beautiful bungalow is a must view.

Constructed as recently as 2018, the immaculate internal layout comprises a 24ft approx dual aspect kitchen diner with fitted appliances. The undoubted 'heart of the home' this great room has comfortable space to host get-togethers with family and friends. Notable features include the stylish "Ruffian Sandstone" tile flooring which compliment the wide range of wall and base units and the gorgeous focal feature place and wood burner dual serving the lounge.

The spacious accommodation to this 2,700 sq ft (approx) dwelling further includes a utility room 3 large bedrooms including a dual aspect master with generous sized en-suite shower room and a family bathroom

A wonderful vantage point for the landscape views on offer. The lounge is an environment that promises to be as equally as appealing as a cosy winter setting alongside a roaring wood burner or as a tranquil sun streamed haven during the summer months.

Featuring an integral double garage, useful storage in the shape of cupboards and loft space, double glazing, and oil-fired heating, this is a quality build ready for new occupants to embrace a relaxed rural lifestyle.

THE OUTSIDE

The heightened generous plot borders pastureland a neighbouring working farm. The principal garden is bordered by hedgerow, laid to lawn and to the front elevation which benefits from the stunning outlook.

A child and dog friendly area, there is a level sun terrace that is has easy and direct access from both the lounge and kitchen diner. A wonderful position for Al fresco dining and to while the hours gazing onto a splendid Cornish vista.

Accessed via a 5-bar gate there is a driveway which allows smooth access to the property double garage and offers additional private parking. The plot also accommodates two useful generous sized out buildings, one of which has provisions for additional vehicular parking and timber store. The second unit provides extra practical storage for gardening equipment etc.

THE LOCATION

Trenewan is a small hamlet between the villages of Pelynt and the coastal village of Polruan on the River Fowey and lies just inland from the coastal areas of Lansallos, Polperro and Looe.

The nearest village is Pelynt, which lies two and a half miles to the east and has shops, school, public house, social club and village hall.

A popular holiday destination on the Cornish Riviera, Looe is just 7 miles away (approx.) Stunning scenery and delightful coastal walks, the town boasts sandy beaches and historic landmarks along with a variety of bars, restaurants and rail station providing access to the national rail network via Liskeard

The main town for the area is the market town of Liskeard, which lies approximately 14 miles to the north-east, where there is a mainline railway to Paddington, London and the main road the A38 for the city of Plymouth and further afield.

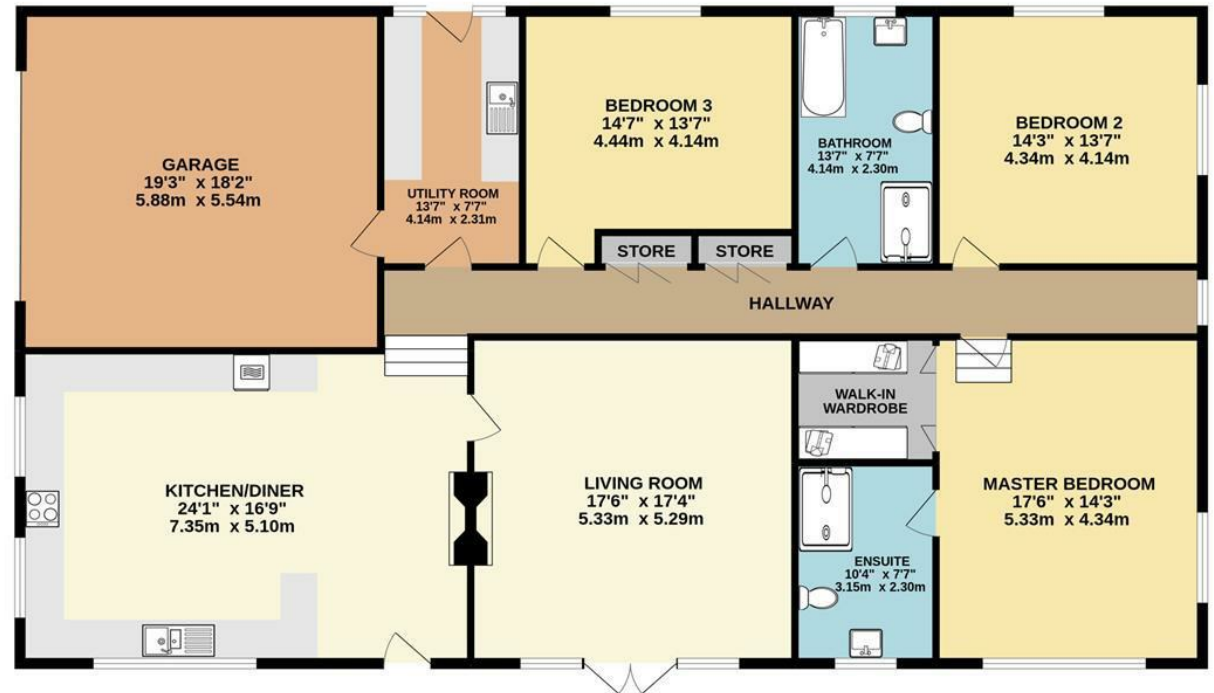
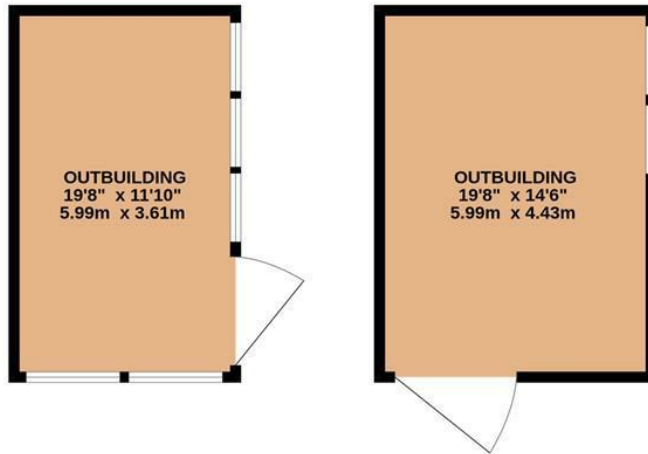






GROUND FLOOR
2199 sq.ft. (204.3 sq.m.) approx.

STOREAGE
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 2717 sq.ft. (252.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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FAQs

Services – Mains water, electricity, private drainage (septic tank), and oil-fired heating

Council Tax Band - E

SatNav Reference – PL13 2QD

Vendors position – Looking to buy

Tenure – Freehold

Loft - Power only

Built - 2018



Directions

Starting at the Parkes and Pearn sales office, take the 1st left onto Dean Street and proceed through the town and join A38 slip road. Continue and take the second exit from Dobwalls roundabout to the village of East Taphouse – take a right turning onto B3359 at the end of the village. Continue and proceed through the village of Pelynt taking a left at Summer Lane into Wilton Terrace for 0.5 miles approx before turning right. At the junction take a left for 2.3 miles and take a right and proceed to the route 3 miles (approx.)

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www.parkesandpearn.co.uk

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