



Fairway Lodge

Widegates, Looe, PL13 1QN

Guide Price £450,000



Detached property in a secluded position, set within large, mature grounds. The accommodation is spacious throughout & briefly comprises kitchen, lounge, additional sun lounge, 4 double bedrooms (2 ground floor) all with ensuite shower or bathrooms. Driveway providing ample off-road parking. Fabulous far-reaching views toward the sea over the surrounding countryside. No onward chain.



FAIRWAY LODGE, WIDEGATES LANE, LOOE PL13 1QN

ACCOMMODATION

SIDE ENTRANCE PORCH 19' x 4' (5.79m x 1.22m)

uPVC double-glazed with floor-mounted boiler. Utility area. Space for free-standing appliances. Built-in cabinets. uPVC obscured double-glazed door opening into the kitchen.

KITCHEN 20'6 x 11'7 (6.25m x 3.53m)

A spacious open plan kitchen/family room with a range of base and wall-mounted cabinets with matching fascias, work surfaces and splash-backs. Stainless-steel one-&-a-half bowl single-drainer sink unit. Built-in Neff double oven and grill. Separate inset stainless-steel 5-burner gas hob (bottled gas). Space for free-standing fridge/freezer. Tiled floor throughout. The family area has space for seating or dining. 2 uPVC double-glazed windows to the rear. Doorway opening into the inner hall.

INNER HALL

Providing access to the ground floor accommodation. Staircase to the first floor with a cupboard beneath.

LOUNGE 14'10 x 14'7 (4.52m x 4.45m)

uPVC double-glazed sliding doors to the side providing access and overlooking the gardens. Laminate flooring. Internal glazed doors, with windows either side, opening into the sun lounge.

SUN LOUNGE 23'3 x 10'10 (7.09m x 3.30m)

Providing the main front entrance to the property. uPVC double-glazed windows to the front and side elevations. Laminate flooring. Ample space for seating and dining.

BEDROOM THREE 14' x 11'2 (4.27m x 3.40m)

A generous double bedroom with uPVC double-glazed window to the front elevation. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM

Tiled shower area, pedestal wash handbasin with splash-back and wc.

BEDROOM FOUR 12'2 x 8'3 (3.71m x 2.51m)

uPVC double-glazed window to the side elevation. Laminate flooring.

JACK & GILL ENSUITE BATHROOM 11'4 x 5'10 (3.45m x 1.78m)

Comprising bath with shower system over and glass screen, wash handbasin with cabinet beneath and wc. Partly-tiled walls. Tiled floor. Chrome towel rail/radiator. Overhead cupboard housing the consumer unit and electric meter. Built-in airing cupboard with shelving housing the water cylinder.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Eaves access cupboard. Further storage cupboard with slatted shelving.

BEDROOM ONE 13'5 x 10'11 (4.09m x 3.33m)

A master suite comprising bedroom with a uPVC double-glazed tilt-&turn door to the front opening to a balcony providing fabulous views toward the sea. Built-in storage cupboard. Walk-in wardrobe fitted with hanging rails and shelving. Further storage access. Doorway opening into the ensuite bathroom.

ENSUITE BATHROOM 9'8 x 9'4 (2.95m x 2.84m)

Comprising bath with shower system over, wash handbasin and wc. Fully-tiled walls. uPVC obscured double-glazed window to the rear elevation.

BEDROOM TWO 17'9 x 10' (5.41m x 3.05m)

Dual aspect with uPVC double-glazed window to the side elevation. Large Velux double-glazed window with fitted blind to the front elevation providing lovely views. Doorway opening into the ensuite bathroom.

ENSUITE BATHROOM 6' x 5' (1.83m x 1.52m)

Comprising bath with a shower above, wash handbasin and wc. Fully-tiled walls. Wall-mounted mirror with light and shaver point.

GARAGE 20' x 13' (6.10m x 3.96m)

Up-&over door. Pedestrian access door. Windows. Work bench.

HOBBIES ROOM 17'8 x 10'5 (5.38m x 3.18m)

A detached building that needs some updating. Windows. Access door. Plumbed with a wc and wash handbasin.

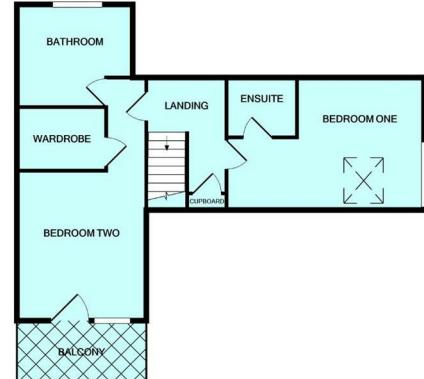
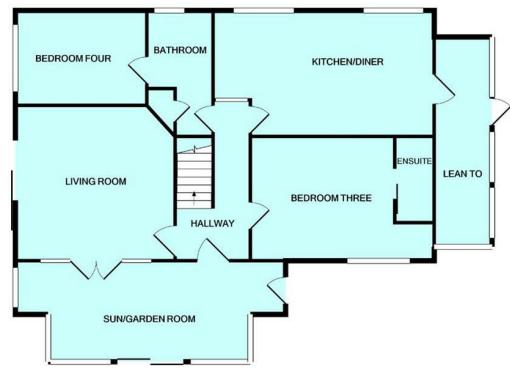
OUTSIDE

The driveway provides ample off-road parking. Fairway Lodge is set within large, mature grounds which are mainly laid to lawn and incorporating a variety of mature trees and shrubs. There is a natural stone paved patio adjacent to the property with various fruit trees and a greenhouse. The garden offers an exceptional degree of privacy and seclusion.

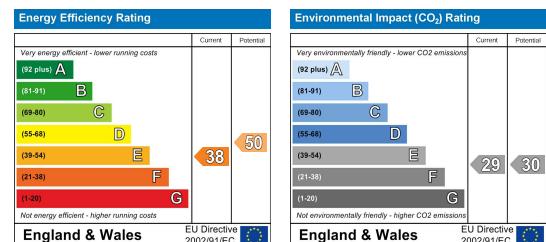
Area Map



Floor Plans



Energy Efficiency Graph



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