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South Trelowia Farmhouse, Widegates
Looe, PL13 1QL

A gorgeous detached Farmhouse in need of modernisation set
in almost half an acre of gardens

Looe 5 miles Saltash 12 miles Plymouth City 18 miles

• Detached Farmhouse • Planning Permission • Half an Acre • Potential
Annexe • Wonderful Views • Superb Location • Huge Potential • Just Over
One Mile from the Coast •

Offers in excess of £400,000

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SITUATION

South Trelowia Farmhouse is set on the edge of the small Cornish hamlet of Trelowia comprising half a dozen properties, which is reached by a minor country road. Located in a stunning position, quietly situated in an elevated position in the unspoilt countryside of South East Cornwall close to coastline and waters of the English Channel, betwixt the coastal village of Donderry and the harbourside town of Looe.

The hamlet of Trelowia enjoys such charm and privacy, nevertheless the property is about ten minutes drive from the A38 trunk road giving quick access to the city of Plymouth and all major transport links that can be found there. On the edge of Looe is a branch line railway station which links with the main line at Liskeard (Plymouth to London Paddington 3 hours).

The area represents a fine life style investment, close by is Looe Golf Club with a 18-hole golf course designed by six times Open champion, Harry Vardon. From the gardens you can see the crystal clear waters of Donderry Beach, views of

Dartmoor in the distance and sandy beaches which are only a short drive away. There is a farm shop within one mile of the property catering for most day to day needs and the nearby village of Hessenford has a church and popular pub.

DESCRIPTION

Believed to date from the 19th century, and set amongst green rolling hills this iconic farmhouse is looking for a new custodian to continue the refurbishment that has been started. Found at the end of a track that leads from the lane the property hides behind a five bar gate into the driveway which sweeps past the house leading to a parking area.

The house sits neatly in the middle of its own grounds which extend to almost half an acre and are remarkably level. To the rear of the property there is a substantial stone outbuilding believed to have been the former stables that has huge potential for conversion into an annexe.

The accommodation comprises of kitchen, utility room and two reception rooms, upstairs there are four bedrooms and a family bathroom. The loft space has been partially converted into two further bedrooms.



OUTBUILDINGS

To the rear of the property are a series of interlinked traditionally stone buildings, believed to have formally been two loose boxes and a tractor shed, these have been part converted and offer excellent space, with huge potential.

At the bottom of the garden is a part constructed summer house, raised on stilts to fully enjoy the views over farm land and Keval Wood and out to sea which is just over a mile away.

GARDENS AND GROUNDS

The grounds for South Trelowia Farmhouse extend to 0.461 of an acre. From the driveway there is plenty of room for parking, with room for turning and a gate that leads to the front door. The gardens are securely fenced and have a range of shrubs and trees including a productive apple tree. The majority of the gardens are laid to lawn but also has an enclosed vegetable garden and fruit cage.

PLANNING PERMISSION

Planning permission was granted, for a two storey side extension, refurbishment and external alterations to existing property. Erection of a single storey garage and summerhouse. The loft

conversion and the summer house have been in part completed as part of this application. Copies of the plans are available for inspection either at Stags offices, or online at the Cornwall Council planning portal using the planning reference PA14/08365

TENURE

Freehold

LOCAL AUTHORITY

Looe Town Council/Cornwall Council

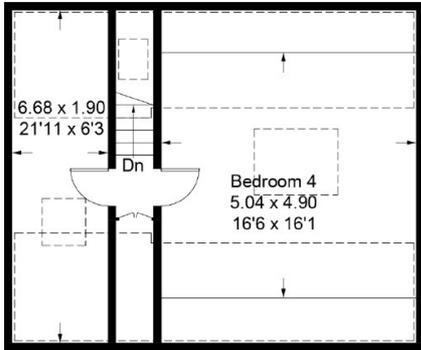
VIEWINGS/NEGOTIATIONS

Strictly by appointment through Stags Plymouth Office: 01752 223933 or Email: plymouth@stags.co.uk.

DIRECTIONS

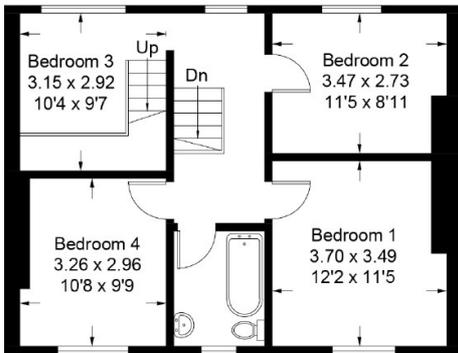
From the A38 at the Trerulefoot roundabout, follow the signs for Looe, onto the A374 and then A387 pass through the pretty village of Hessenford and at the top of the hill turn left signed Tredinnick Farm Shop, follow this road right until the end where an unmade lane runs beside the adjacent property and leads to South Trelowia Farmhouse clearly marked by a Stags board.





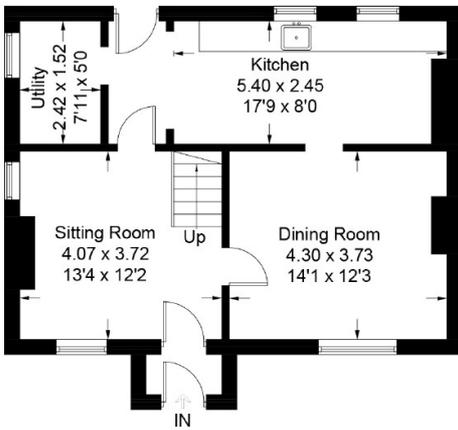
Loft Room

Approximate Gross Internal Area
 111.8 sq m / 1203 sq ft
 Loft Room (Including Reduced Headroom)
 53.1 sq m / 571 sq ft
 Outbuilding = 44.3 sq m / 477 sq ft
 Total = 209.2 sq m / 2251 sq ft

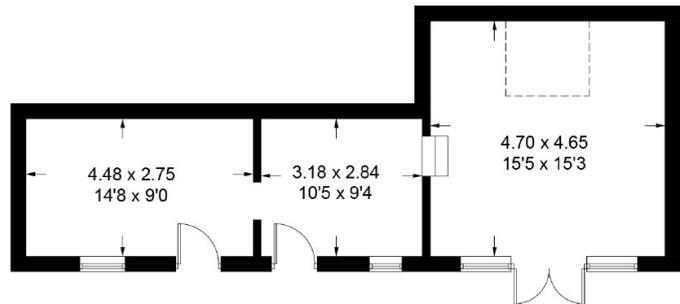


First Floor

= Reduced headroom below 1.5m / 5'0"



Ground Floor



(Not Shown In Actual Location / Orientation)
Outbuilding

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID315445)



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	