



Wringworthy House



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Morval, Looe, Cornwall, PL13 1PR

Looe 3 miles - Liskeard 5.2 miles - Plymouth 18.5 miles

A charming period farmhouse with spacious interiors, a detached garage and generous lawned gardens

- Detached Farmhouse
- 5 Spacious Bedrooms
- Generous Plot (0.59 acres)
- Scope to Personalise
- Detached Double Garage
- No Onward Chain
- Annexe Potential
- 7.32 Acres Available by Sep Neg
- Tenure: Freehold
- Council Tax Band: D

Guide Price £499,000

SITUATION

The property enjoys a level plot with front and rear lawned gardens alongside a private driveway, in the rural yet accessible hamlet of Morval. The hamlet of Morval is perfect for those looking to enjoy the rural lifestyle, with countryside outlooks from the property across the neighbouring farmland in both directions. The maritime town of Looe, known for its sandy beaches, historic fishing harbour, charming shops, and scenic surroundings lies approximately 3.7 miles away with a branch line railway station which links to the main line at Liskeard, to Plymouth and London.

DESCRIPTION

A late 19th-century farmhouse with well proportioned accommodation and attractive period features, alongside a private driveway and large gardens. Understood to be constructed of stone under a slate roof, the property internally combines character features with modern comforts including high ceilings, double glazing, and slate flooring in several rooms. Having been the well cherished family home of the current owners for over 20 years, the property undoubtedly offers scope for the new owners to personalise the interior and is being offered for sale with no onward chain.



ACCOMMODATION

The accommodation throughout showcases typical period features of its time, including high ceilings, well proportioned rooms and beautiful exposed slate floors. There is access to the property via several entrances including the side, rear and via the conservatory added to the front elevation. The kitchen/breakfast room with granite worktops and matching sills has a built-in dresser, beautiful slate floors, a fully electric Rangemaster stove and ample wooden cupboards. There is a ground floor utility with space and plumbing for white goods and a large former laundry room, which having a separate entrance lends itself perfectly for those that may require a ground floor self-contained annexe. There are 2 reception rooms and a conservatory, with the sitting room fitted with a wood-burning stove and a feature fireplace in the dining room. The ground floor is complete with a ground floor pantry with gorgeous slate shelving and original meat hooks, alongside a shower room, with a shower and WC.

A stained glass window lights the stairwell whilst the first floor presents a spacious landing, a principal bedroom with far-reaching views and en-suite shower room, three additional double bedrooms, a single bedroom, and a family bathroom with bath, WC, basin, and separate shower. A secondary staircase links the first floor to the kitchen offering a versatile layout for larger families.

OUTSIDE

The property is approached via a gated entrance to a private driveway for 5+ vehicles alongside a detached double garage with up and over doors. The gardens are well stocked with a range of mature shrubs and trees, complete with well fenced boundaries offering extra privacy. The immediate gardens are of a generous size, extending to approximately 0.59 acres and are mainly laid to lawn with various outbuildings that lend themselves for useful storage.

ADDITIONAL LAND

There is an attractive and well fenced pasture field extending to approximately 7.3 acres in all with two road access points only 125m from the property, and a small area of adjoining woodland - available by separate negotiation. For further information, please contact the Stags Launceston Office. In addition, there is the option for the successful purchaser to rent up to 25 acres approximately of pastureland for grazing only, directly opposite the property. This is strictly by separate negotiation post completion.

SERVICES

Mains electricity. Private water via shared borehole system. Private drainage via sewage treatment plant (installed 2021). Oil fired central heating and wood burning stove. The property shares the maintenance of the private water and drainage costs with the other neighbouring properties and will be part of Wringworthy Cottages Management Company, the contribution is approximately £825 per annum. Broadband availability: Ultrafast and Standard ADSL. Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

what3words.com: ///seated.doubt.trial



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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Approximate Gross Internal Area 2665 sq ft - 247 sq m
(Excluding Garage & Outbuilding)
Ground Floor Area 1627 sq ft - 151 sq m
First Floor Area 1038 sq ft - 96 sq m
Garage Area 341 sq ft - 32 sq m
Outbuilding Area 495 sq ft - 46 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

