



Private & Confidential







Private & Confidential Dawn Road

Looe, Cornwall, PL13 2DS

A rare opportunity to acquire a substantial established Holiday Let Complex in the stunning Cornish town of Looe, this property is a detached building with three separate self-catering properties, accommodating up to 29 guests in total, in a prime walk-to-town location. The property benefits from panoramic & far reaching sea views toward Rame Head

- Established Lifestyle Holiday Let Complex
- Private Access Road
- 3 Properties Sleeping A Total Of 29
- Own Website Address
- Flexible Business Potential Or Adaptation As A Multi Generational Private Residence
- 13 On Site Parking Spaces
- Amazing Views Across The Harbour & Coastline From Almost Every Room
- Group Booking, Celebration & Event Hire
- Visit England Gold Award / Visit England 4* Self Catering
- Rateable Value £20,000

Guide Price £1,595,000

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Introduction

This property comprises three holiday let properties: The Clipper (9-bedroom house) and 2 apartments: Crows Nest (3-bedroom) & Mainsail (2-bedroom).

The property currently operates as a successful holiday letting business. The property sleeps a total of 29 guests, across 14 bedrooms & 11 bathrooms (mostly ensuite) plus a linen storage room with an ensuite cloakroom that could easily convert back to a single bedroom if required. Each property can be let individually or all together for a bigger party / block booking

All of this is within easy walking distance of the town's shops, bars & restaurants, positioning it perfectly for self-catering and holiday let guests. The property also offers onsite private parking for up to 13 cars along its privately owned access road a fantastic benefit to any business.

Elevated, & built into the rockface of West Looe, the property commands panoramic views over Looe Bay, the harbour, and the estuary, stretching along the coastline towards Rame Head.

The property delivers both commercial versatility and lifestyle appeal in one of Cornwall's most desirable coastal locations

Situation

Situated on Cornwall's picturesque South Coast. Looe is one of the county's most charming and vibrant seaside towns. Divided by the river & connected by its historic bridge, Looe offers a bustling working harbour, independent shops, cafes and pubs and some highly regarded & rated Bib Gourmand restaurants, all centred around its beautiful sandy beach. East Looe Beach is renowned for its safe swimming waters, offering rock pooling and a family-friendly atmosphere. The surrounding coastline offers access to the South West Coastal Path with spectacular cliff-top walks and sea views.

Popular for boating, fishing trips and other water sports while retaining an authentic Cornish character, Looe continues to attract strong year- round visitor demand making it a wonderful place to spend time and a proven & resilient tourism destination. Particularly since BBC's Beyond Paradise program

The Clipper

The largest of the 3 properties on the premises occupies the ground and first floors.

The ground floor comprises:

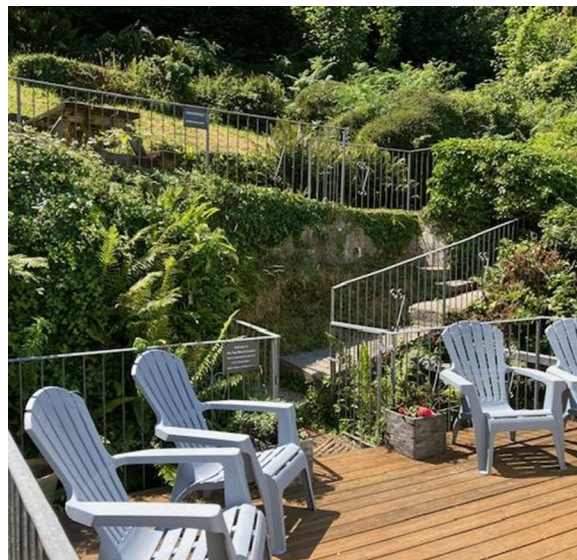
A spacious sun lounge with panoramic views across Looe Bay, and a large dining room seating 20. A bar, and a games room with a pool table, dart board etc. A commercial-style kitchen complete with a traditional preparation area, and a separate utility room.

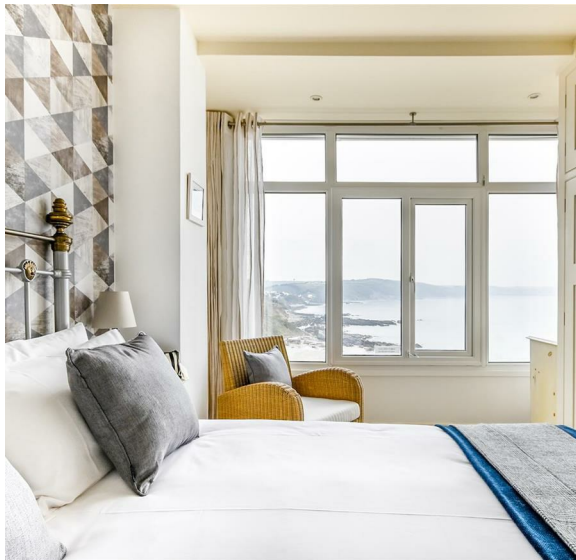
The first floor comprises:

Eight (or nine*) ensuite bedrooms set over the first floor, including a Family Room (1 king & 1 bunk bed linked with ensuite*), 2 further king size bedrooms, 2 double bedrooms and 2 twin rooms plus a Crew's Quarters room with x 2 sets of bunk beds. There is an owners' storeroom (currently the linen room housing all the linen & towels - which includes an ensuite cloakroom). This could easily be reverted to a single room with an ensuite if desired

The majority of rooms face Looe and The Bay offering stunning uninterrupted sea views

The layout is ideally suited for larger family gatherings or group stays. Offering generous living, dining and cooking facilities designed for easy socialising & entertaining in a great location. The front terrace has seating and a BBQ area with incredible views





Crows Nest - 3 Bedroom Apartment

Located on the 2nd floor, it offers: Private entrance to hall, 1 king bedroom, 1 double bedroom and 1 single bedroom complete with a large family bathroom Lounge, galley style kitchen and dining area complete with sliding doors to a private decked balcony - overlooking Looe Bay and beyond

Mainsail - 2 Bedroom Apartment

Also located on the 2nd floor, it offers: Private entrance to hallway, 1 king bedroom and 1 double bedroom complete with a large family bathroom Lounge, kitchen/diner complete with sliding doors to a private decked balcony - overlooking Looe Bay and beyond

Both apartments are accessed from the rear of the property via the external staircase, which rises to the 2nd floor, providing access to the terraced rear garden, sun deck areas for the 2 apartments

Over the years the current owners have comprehensively refurbished & carefully maintained the property and business, resulting in well-presented interiors finished to a high standard throughout. With its elevated position, the property benefits from impressive coastal views and continues to perform strongly in the established holiday letting market, or it could make for a magnificent private residence with multigenerational living

Services

Cornwall Council, rateable value £16,280, Gas Central Heating, Mains electricity, mains drainage.

Available mobile services - EE – Good outdoor and in-home O2 – Good outdoor, variable in-home Three – Good outdoor and in-home Vodafone – Good outdoor

Broadband - Highest Available Download Speeds Standard 15 Mbps, Highest Available Upload Speed - 1 Mbps - Ultrafast - Highest Available Download Speeds Standard 1800 Mbps Highest Available Upload Speed 220 Mbps

Outside

Private Road owned by the property with the benefit of 13 parking bays. There is a terraced garden to the front of the property along with an elevated garden and terrace to the back of the property both benefitting from outstanding coastal views. A car port to the side of the property with 4 allocated parking spaces.



Approximate Area = 3445 sq ft / 320 sq m (excludes carport)

Mainsail Approximate Area = 677 sq ft / 62.9 sq m

Crow's nest Approximate Area = 791 sq ft / 73.4 sq m

Total = 4913 sq ft / 456.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Stags. REF: 1407776



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		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



