



The Old Hall



STAGS

The Old Hall

Shutta Road, Looe, Cornwall PL13 1BJ

Plymouth 21.7 Miles Exeter Airport 66.1 Miles Liskeard 9.3 Miles

A rare opportunity to purchase a successful and established book shop situated in a small Cornish seaside town. A delightful chapel conversion offering generous & versatile accommodation throughout - incorporating commercial premises, currently utilised as a bookshop, this charming space offers endless scope and potential.

- Spacious & Flexible Accommodation
- Seaside Town Location
- Five Double Bedrooms
- Kitchen / Dining Room
- Sitting Room
- Solar Panels
- Includes Retail Space Set Over Two Floors
- Parking
- Family Bathroom & Two En-suites
- Five Minute Walk From The Beach

Guide Price £500,000

LOCATION

The property is located within the heart of the pretty fishing village of Looe and is just five minutes stroll from the large sandy beach. Looe is situated in the popular area of South East Cornwall, which is within easy access of beautiful coastal path walks and other areas of interest. Everyday amenities can be met in Looe with well-regarded schools, many small shops, restaurants, galleries and pubs together with a bustling working fishing harbour recently featured on the BBC. A convenient railway line links to Liskeard allowing easy access to the direct Penzance to Paddington service. More comprehensive needs are met by the local market town of Liskeard which has all the amenities expected from a thriving busy market town, and the waterside city centre of Plymouth is just half an hour drive away for a more varied shopping experience and attractions such as multiplex cinemas and theatres.



DESCRIPTION

A rare opportunity to purchase a successful and established book shop situated in a small Cornish seaside town. This unique former Chapel has been converted to provide a spacious and versatile home with generous living space and five bedrooms. This fascinating property also incorporates a charming retail space set over two floors, which has been run as a successful book shop and gallery for many years. Other benefits include parking and tiered gardens with pleasant views.

ACCOMMODATION

This stunning apartment has an abundance of interesting space and versatile accommodation throughout. The generous entrance lobby leads to a bedroom and hallway. The hallway in turn gives access to a utility/boiler room, family bathroom, two further bedrooms and the kitchen with an attractive raised dining area which leads out to a large balcony with picturesque harbour views. The stunning gallery area has an attractive staircase to the lower ground floor which has been utilised for many years as a successful bookshop and gallery. Further flexible space includes a large room currently utilised as the Book Store, which leads to the Office area. The spacious sitting room is most charming and features a beautiful fireplace with wood burning stove and access to the garden. The sitting room also leads to the Study/Fifth bedroom, whilst an ornate staircase rises to the delightful master bedroom with En-suite bathroom.

OUTSIDE

External benefits include parking to the front aspect of the property. The attractive tiered garden is accessed via the sitting room and enjoys glimpses of the harbour and valley.

SERVICES

Mains Electric, Gas, Water and Drainage
Council Tax Band B

AGENTS NOTES

There are four other apartments within this building which are owned separately by other parties.

DIRECTIONS

Park in the Harbour Car Park. Walk into town, with Lloyds Pharmacy on your left, once you reach the Cornish Gift shop turn left, walking up the hill into Shutta Road and The Old Hall can be found approx. 100 yards up the hill on the right.





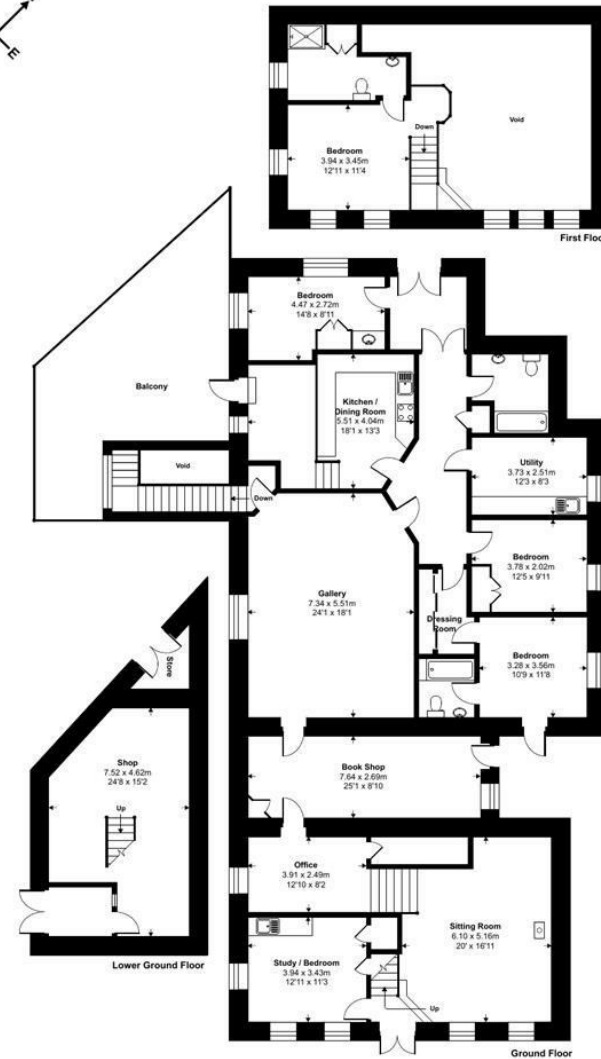
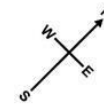
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		55
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Approximate Area = 3330 sq ft / 309.3 sq m (excludes voids)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2022. Produced for Stags. REF: 803284



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