



Highfield House



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Nr Lanreath, Looe, Cornwall, PL13 2QE

Fowey 3 miles. Polperro 4 miles Looe 6.5 miles Liskeard 13 miles

A well-presented four-bedroom reverse level, detached family home with an additional integral two bedroom annex. This wonderful home enjoys far reaching country views with gardens and paddock totalling approx.2 acres.

- Detached Family Home
- Quiet & Idyllic Location
- Gardens Plus Paddock of approx.2 acres
- 2 Bedroom Annexe
- Council Tax Band F
- Versatile Accommodation Throughout
- Beautiful Countryside Views
- Outbuilding and Sand School
- Generous Single Garage & Parking
- Freehold

Offers In Excess Of £700,000

Highfield House is situated in a pleasant rural hamlet amongst beautiful and unspoilt countryside. The renowned fishing villages of Looe, Polperro, Polruan, Lerryn and Fowey are all situated close by and are connected by the Southwest Coastal Footpath. A community shop and local pub are just a few miles away. The coastal areas present fine sailing waters, coastal walks, and beautiful beaches whilst inland, quiet country lanes, wooded valleys and moorland can be enjoyed. The market town of Liskeard is approx. 13 miles away and provides a direct railway service to London Paddington.

This wonderful home offers light and spacious, reverse level accommodation. The entrance hallway provides access to the family bathroom, three double bedrooms and the principal bedroom with dressing area and large En-suite bathroom. A spiral staircase to the first floor leads to a generous dining area, sitting room with feature fireplace and an attractive fitted kitchen. Doors to an inner lobby lead out to the utility room, decked terrace and integral two bedroom annex. Which can also be used as a self contained unit.

External benefits include a private driveway, extensive gravel parking for numerous cars, integral garage with a door into the hall of the annexe. Mature gardens surround the property which are mainly laid to lawn and feature a range of mature plants, shrubs and trees. There is a single pasture paddock, sand school and a versatile enclosed timber and galvanised general purpose building with stables and service pit.

Mains electricity & water. LPG tank for heating/cooking. Log burner in lounge. Private drainage - Septic tank on property. Based on the latest data at Ofcom Superfast broadband and Mobile coverage from EE & Three at the property.





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.



Approximate Area = 1860 sq ft / 172.7 sq m
 Annexe = 648 sq ft / 60.2 sq m
 Garage = 249 sq ft / 23.1 sq m
 Outbuilding = 1039 sq ft / 96.5 sq m
 Total = 3796 sq ft / 352.5 sq m
 For identification only - Not to scale

Annexe First Floor / First Floor

- Deck: 4.33 x 4.11m / 14'2" x 13'6"
- Bedroom 5: 3.57 x 2.42m / 11'9" x 7'11"
- Kitchen: 4.90 x 3.83m / 16'1" x 12'7"
- Kitchen / Sitting / Dining Room: 6.34 x 4.57m / 20'10" x 15'
- Sitting Room: 5.25 x 4.35m / 17'3" x 14'3"
- Dining Room: 4.61 x 4.30m / 15'1" x 14'1"
- Balcony

Annexe Ground Floor / Ground Floor

- Bedroom 6: 2.60 x 2.39m / 8'6" x 7'10"
- Garage: 4.99 x 4.58m / 16'4" x 15'1"
- Bedroom 1: 4.14 x 3.48m / 13'7" x 11'5"
- Bedroom 4 / Office: 4.15 x 2.94m / 13'7" x 9'8"
- Bedroom 3: 4.16 x 2.97m / 13'8" x 9'9"
- Bedroom 2: 3.89 x 2.65m / 12'9" x 8'8"

Outbuilding

- Barn: 4.19 x 3.56m / 13'9" x 11'8"
- Barn: 9.02 x 7.36m / 29'7" x 24'2"
- Barn: 4.12 x 3.35m / 13'6" x 11'1"

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Stags. REF: 1417299



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 78 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 35 | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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