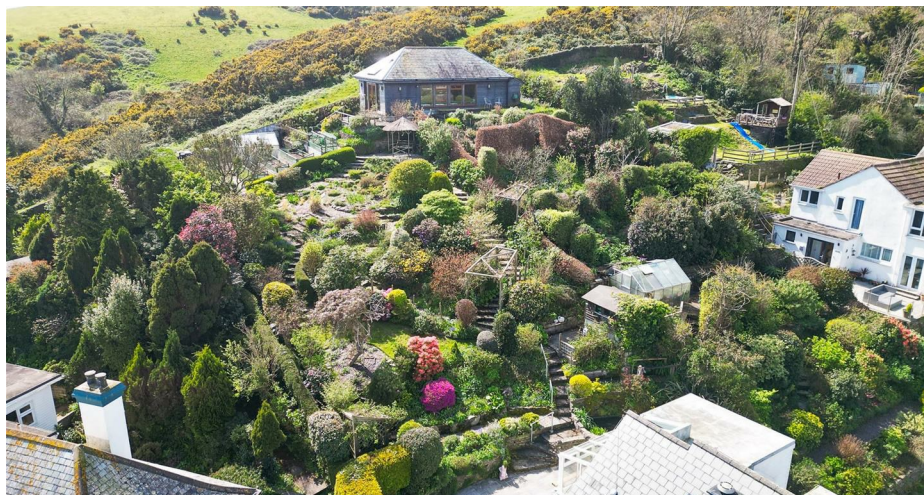




Rock Ledge



SITUATION

The property lies in an elevated position on a no-through road and within only a few yards of unspoilt coastal land and the South West Coast Path, it's idyllic position enjoys breath taking panoramic views. The views span a panorama of the coastline in both directions. Looe Island lies in the foreground with Whitsand Bay and Rame Head in the distance to the east. Hannafore is a sought-after residential area, devoted to a selection of individual properties verging on open countryside on the very south western fringe of Looe. Within a mile, the fishing port still thrives and the estuary with its regular traffic of small commercial and pleasure craft provides constant fascination. The local amenities at West Looe are a stroll away, as is the town centre which is also within easy walking distance along with community facilities including a railway station which links to the Penzance to Paddington line at Liskeard. The coastline either side of Looe has beautiful and unspoilt access via the Cornwall South Coast Path, with substantial areas of ownership held by The National Trust. Tennis courts and a bowling green are located at Hannafore and Looe Bindown Golf Club is about four miles distant.

DESCRIPTION

Rock Ledge is a three-bedroom property with light, spacious & versatile accommodation and situated in a prime elevated position boasting unrivalled sea, beach and harbour views.

ACCOMMODATION

The entrance porch leads through to the sitting room which has a working feature fireplace, staircase to the first floor and full height windows with simply stunning panoramic, far reaching views across the town, harbour, beach and coastline. The sitting room leads through to the kitchen which has a range of fitted units with co-ordinating worktops, tiled flooring, as well as a breakfast area with built-in wooden bench seating, rear porch leading to the garden and a staircase to a versatile space currently utilised as a dining/second reception room with a conservatory-style glass roof and French doors opening on to a pleasant paved sun terrace and out to the garden, a further staircase rises to a

converted attic room, which has been used as storage and hobby/workspace in the past and benefits from eaves storage, skylight windows and far reaching sea views. There is a family bathroom, additional shower room and three double bedrooms - the master bedroom has a good size En-suite bathroom.

OUTSIDE

A private road gives access to the driveway and to the single garage. Steps lead up an attractive patio area to the front of the house, which is the perfect place to sit and relax whilst admiring the stunning views. To the rear of the property is an extensive plot of tiered mature grounds with steps that allow you to stroll through the beautiful and well stocked elevated garden. The garden hosts a variety of attractive mature shrubs, whilst a small orchard contains a variety of trees which include apple, pear, cherry and a walnut tree which is due to bare its first fruit in two to three years time! Other benefits of the delightful garden include vegetable patches, greenhouses and a potting shed. The rear garden features a variety of paved terraces and seating areas. The property also includes an indoor heated swimming pool, located in its own 600sq ft timber-framed pool house, which is surrounded by its own terrace, perfect for entertaining.

SERVICES

Mains electricity, gas, water and drainage. Full mobile coverage via EE, Vodafone, Three and O2 are available at the property.

DIRECTIONS

What3Words - [///delivers.sandwich.simulations](#)

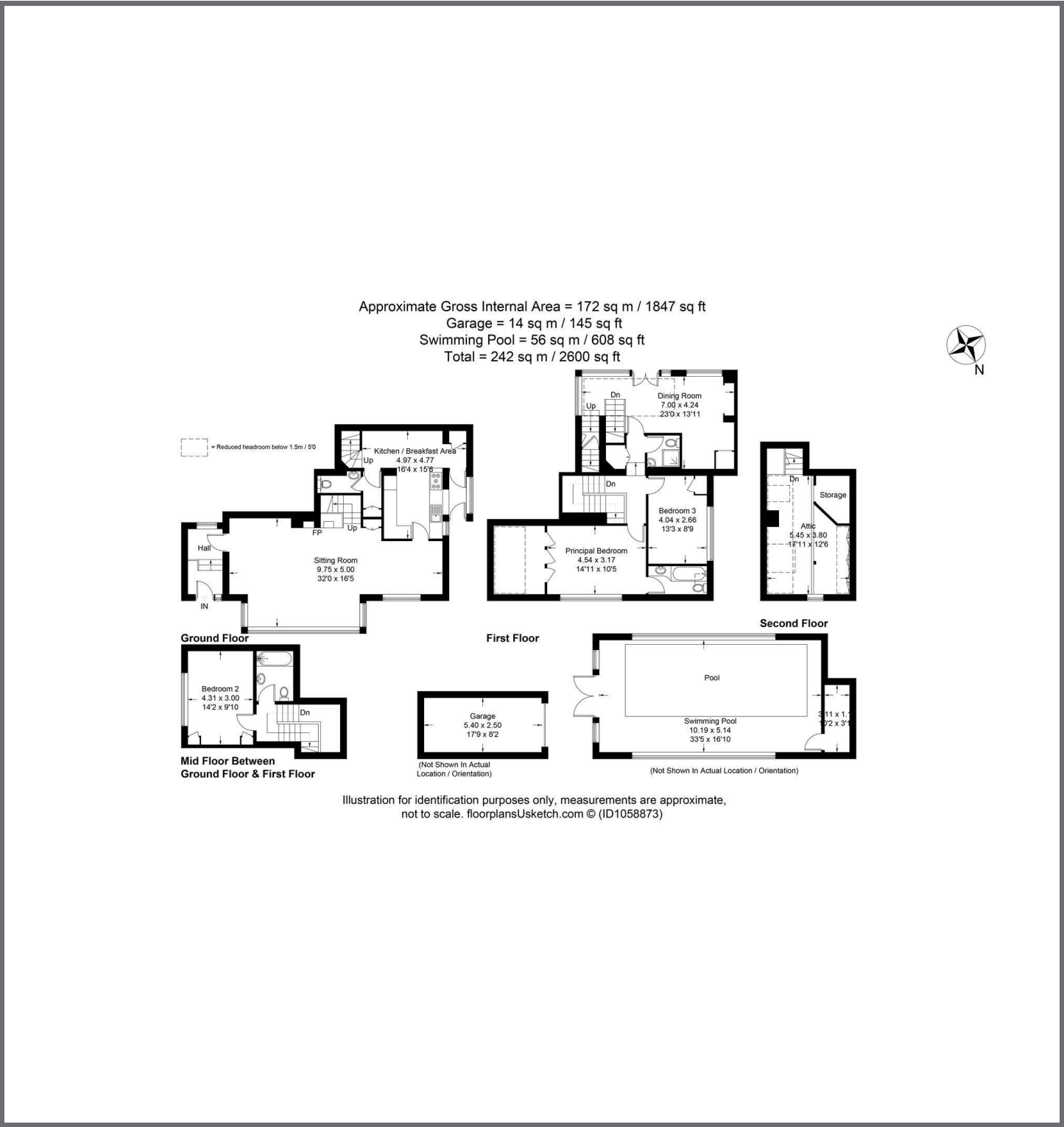
Looe Town Centre/Railway Station 1 mile,
Plymouth City Centre 28 miles, A38 7
miles.

A detached light and spacious family home offering versatile accommodation situated in a prime coastal position with stunning sea views.

- Prime Elevated Position with Stunning Sea, Beach & Harbour Views
- Detached Three Bedroom House
- Two Reception Rooms
- Two Bathrooms Plus Shower Room
- Pool House with Sea Views & Heated Swimming Pool
- Large Tiered Garden
- Driveway Parking & Garage
- Freehold
- Council Tax Band F
- CHAIN FREE

Offers In Excess Of
£850,000





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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	80
EU Directive 2002/91/EC			

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