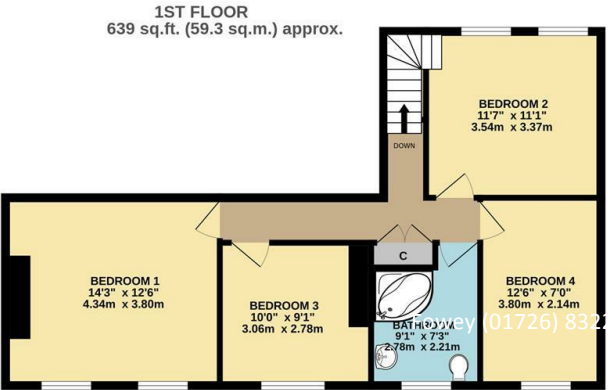




KITTS NEST, PELYNT,

LOOE, PL13 2QH

GUIDE PRICE £650,000



TOTAL FLOOR AREA : 1545 sq.ft. (143.6 sq.m.) approx.

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A CHARMING FOUR BEDROOM, DETACHED COTTAGE SITUATED IN A RURAL LOCATION ON THE OUTSKIRTS OF THE VILLAGE OF PELYNT. PANORAMIC COUNTRYSIDE VIEWS, PARKING FOR SEVERAL VEHICLES AND GARDENS. JUST A SHORT DRIVE TO THE BEACH AND LOCAL VILLAGE AMENITIES.



Kitts Nest, Pelynt, Looe, PL13 2QH

The Location

Kitts Nest is nestled in the picturesque countryside on the outskirts of Pelynt - an idyllic village located close to Talland and Looe. It has a bustling community and plenty of local amenities which include two pubs, village convenience store, butchers, post office, bus routes and garage. In the heart of the village there is also a church and primary school.

Lansallos beach is within walking distance of the property and further along you will find additional secluded, south facing coves and beaches including the popular Lantic Bay. The immediate area is surrounded by many miles of wonderful coast and countryside, much of which is in the ownership of the National Trust. Polruan and Bodinnick are just a short drive along with the popular destination that is Fowey, reached by the Bodinnick ferry.

There are good road links to the motorway system via the A38/A30. Railway links to London, Paddington, can be made locally at Liskeard or Par, and there are flights to London and other destinations from Newquay.

The Property

A rare opportunity to purchase a characterful 4-bedroom detached house situated close to the village of Pelynt. This charming property is circa 1890 and boasts flexible accommodation in a peaceful location with parking for several vehicles, panoramic countryside views and sizeable gardens.

If you are looking for a home that offers both character and practicality, Kitts Nest is the perfect choice.

An entrance porch opens to a spacious sitting room with beamed ceiling, deep cilled windows flooding the room with light, and an exposed stone fireplace housing a recently installed wood burner for those colder evenings. Parallel is a decorative fireplace and built in cupboards and shelving in the alcoves. An opening leads to a snug made cosy by wooden beams and window over looking the surrounding countryside.

A door opens to a good sized dining room - the perfect space for a busy family and entertaining. From the dining room, an arched opening leads to a rear hallway. Stairs rise to the first floor and a door gives access to the garden. There is a downstairs shower room with shower cubicle, wash hand basin and wc. A door opens to the kitchen.

The country style kitchen is well-appointed with plenty of wall and base units, an island and freestanding range cooker. There are plenty of windows filling the room with an abundance of light. A door gives access to the garden.

On the first floor there are four bedrooms and a family bathroom.

Bedroom one is sizeable and filled with character with exposed roof timbers and chimney breast. This room is a great size and benefits from two windows, creating a light and airy feel.

All further bedrooms are a good size, bedroom two has two windows looking out over the fields and across to Pelynt. Bedroom three has exposed roof timbers and a decorative fireplace, and bedroom four also has lovely countryside views and space for storage.



The family bathroom looks out to the fields and comprises a corner bathtub, wash hand basin and wc.

The Outside

Approached directly from the lane, a 5-bar gate opens onto a gravelled driveway at the front of the house. The garden is bordered by hedging and a number of trees and mature shrubs. Countryside fields surround the property and gardens, making Kitts nest a peaceful retreat and the gardens are a great size - perfect for keen gardeners. The gardens are mainly laid to lawn and there are a number of palms and pretty plants. There is a decked area outside the kitchen, perfect for alfresco living and bordered by fencing and palm trees. Water is provided by a private supply via a natural spring, located at the bottom of the garden.

There is parking for several vehicles at the front of the property.

DIRECTIONS

Follow signs to Pelynt and drive down summerlane road towards the church. Take the next right sign posted Lansallos/ Polruan onto Wilton Terrace. Drive through the village and follow the lane.

Upon seeing Hendra farm sign follow the bend veering right and continue until you get to the cross roads.

Once at the cross roads, turn left following signs towards Lansallos. Continue along this lane, past “Penkelly” and Kitts Nest is next property on the left hand side.

Tenure - Freehold

EPC Rating - E

Council Tax Band - D

Local Authority

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR

Services

None of the services, systems or appliances at the property have been tested by the Agents.

Viewing

Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.

Tel: 01726 832299 Email: info@maywhetter.co.uk