





Wespenton  
Barbican Hill, Looe





# A stylishly appointed detached house with annexe, set in an elevated position with southerly views


A detached modern home occupying a magnificent hillside position overlooking the sought-after coastal town of Looe. This elegant family home features stylish contemporary interiors and includes a self-contained apartment, ideal for use as a holiday let. Both dwellings take full advantage of the elevated setting, offering picturesque views across the East Looe River and out to sea.


**4 RECEPTION ROOMS**


**5 BEDROOMS**


**4 BATHROOMS**


**GARAGE + DRIVEWAY TURNTABLE**

**GARDEN/ TERRACE**

**GYM**

**COASTAL**

**CINEMA**

**GUIDE PRICE £2,150,000**



## The property

Wespenton is a handsome newly developed large house with highly attractive contemporary styling and an annexe apartment which offers the potential for multi-generational living or use as a holiday let. The main house provides beautifully presented living and entertaining space across four levels, much of which takes in the spectacular, south-facing elevated 180-degree panoramic views and welcomes plenty of natural light. Double doors lead from the entrance hall to the large ground-floor sitting room with its tiled flooring, a dual aspect and French doors opening onto the stunning terrace garden. Stairs lead from the sitting room down to the cinema. Back on the ground level, the fully fitted AEG kitchen features elegant shaker-style units, a central island and integrated appliances. There is also a fitted Franke sink and Quooker tap. Adjacent to the kitchen is a utility room and separate wine store with exposed stone walls and the original safe (with the key) built in. On the first floor there are two well-presented double bedrooms, both of which have luxury en suite bathrooms with bathtubs and separate walk-in

showers. The principal bedroom features a Juliet balcony with incredible views across the water. Stairs lead to the second floor, where there are two double bedrooms plus a family shower room. The detached annexe sits above the garaging block, with a gym to its ground level occupying a raised floor where there is a fully tanked, piped and wired resistance swimming pool. This could be easily commissioned if desired. Stairs lead to an open-plan sitting room and kitchen with fitted kitchen units and integrated appliances. Bi-fold doors open from the sitting room out onto a south-facing roof terrace/ balcony, enjoying a fantastic dual aspect with far-reaching views of the estuary. There is also one double bedroom with an en suite shower room.

## Outside

At the entrance to the property, private gates open onto the driveway with its useful car turntable. The driveway provides parking space for several vehicles and leads to the garaging block with its heated double garage.



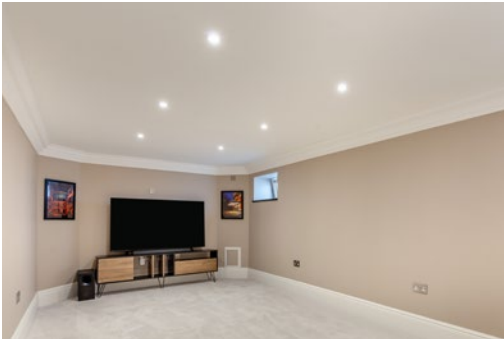














There is potential for EV charging to be fully fitted, with the necessary wiring already in place. The low-maintenance gardens are mostly south-facing and feature a variety of 50 different trees, shrubs and plants including a wealth of colourful flowering perennials. The terraced area provides plenty of space for al fresco dining and entertaining, whilst offering far-reaching views across Looe and towards the pretty Polperro Coast.

## Location

Wespenton enjoys a private and peaceful position on a quiet road, a short distance into Looe town centre. The idyllic town lies on the southeast Cornwall coast surrounded by magnificent, rugged coastline and quaint Cornish villages. The town is in a fantastic position, with the majority of Devon and Cornwall being within a 90-minute drive, including key locations, St. Ives, Rock, Land's End, Dartmouth and Dartmoor National Park. Looe lies at the mouth of Looe River and features a bustling harbour and a beautiful beach, alongside various everyday amenities including local shops, various cafés, pubs and restaurants. The town is enjoying an exciting renaissance with some landmark restaurants such as the Sardine Factory and popular Greek restaurant, Yamas, both owned by award-winning chef, Ben Palmer. Also popular amongst locals is Choklet, a thriving cocktail and chocolate-tasting bar with glowing reviews.

The area is an ideal spot for pursuing water sports and other outdoor activities, including sailing from the harbour and walking, riding and cycling on the Southwest Coast Path. The town has a popular golf club and is also a short commute (approx. 16 miles) to the renowned St Mellion Estate, where championship golfing and further leisure activities are available.

Schooling in the area includes state primary and secondary schools in Looe and further schools in the surrounding villages, as well as in Liskeard. Transport connections include the A38 within 10 miles, while Looe's station provides services to Liskeard, where frequent connections can be made to Plymouth, Exeter and further on to London Paddington.



## Nearby Stations

- Looe
- Liskeard

## Nearby Schools

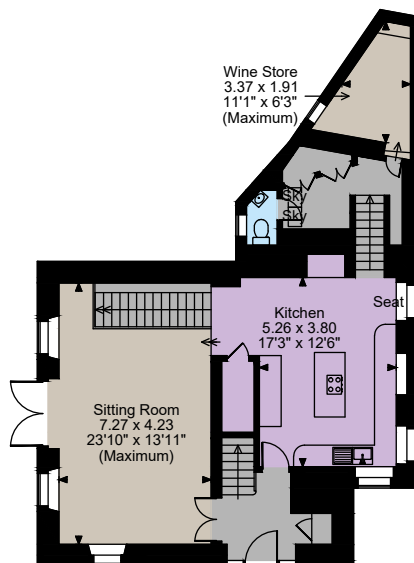
- Looe Primary School
- Trenode CofE Primary School
- St Joseph's School
- Plymouth College
- Mount Kelly School
- Truro School
- Truro High School for Girls
- Polwhele House
- St Piran's School
- The Cornwall Independent School



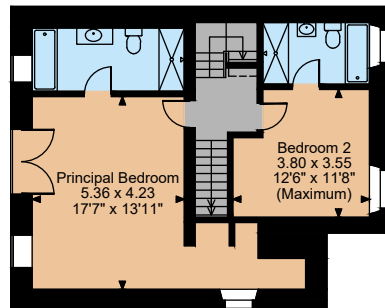




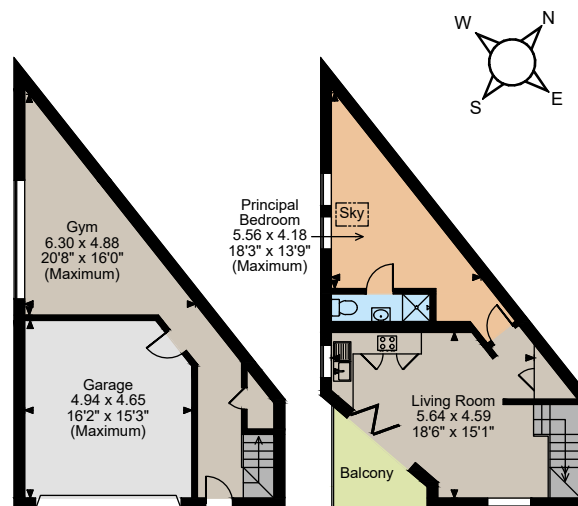




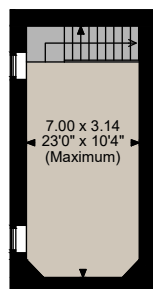
**Ground Floor**



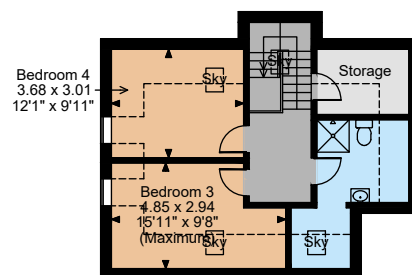
**First Floor**



**Apartment First Floor**



**Cinema/  
Lower Ground Floor**



**Second Floor**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## Floorplans

Approximate internal area 2,978 sq ft (277 sq m)

Garage internal area 237 sq ft (22 sq m)

Limited use area 88 sq ft (8 sq m)

Balcony external area 47 sq ft (4 sq m)

Total internal area 3,303 sq ft (306 sq m)

For identification purposes only.

## Directions

PL13 1DY

what3words: ///neckline.award.spiking - brings you to the property driveway

## General

**Local Authority:** Cornwall Council.

**Services:** Mains electricity, gas, water and drainage. There is underfloor heating in the lower ground floor, garage and gym.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band E.

**EPC Rating:** C. The property has an impressive score of 80, just one mark from a B rating.

**Wayleaves and easements:** This property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

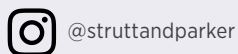
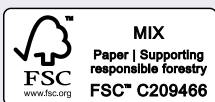
**Tenure:** Feehold

## Exeter

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