



Boulders, Bay View Road, Looe, Cornwall

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**STRUTT
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BNP PARIBAS GROUP

Boulders

Bay View Road, Looe, Cornwall PL13 1JP

A spacious coastal home with wonderful views across Looe Bay, within close proximity by foot to the beach

A38 7 miles, Liskeard 10 miles, Plymouth 20 miles, Cornwall Airport Newquay 34 miles

Entrance hall | Sitting room | Kitchen/dining room | Utility room | Conservatory | Cloakroom
Downstairs shower room | Three double bedrooms, each with en suite shower room
Workshop | Loft room

Wrap-around gardens | Terraces | Off-street parking | Garage | Wonderful sea views | EPC: D

The property

This coastal home boasts stunning views across Looe Bay, with every main room capturing the beauty of the sea. The ground floor features a spacious sitting room, separate dining room and an open-plan kitchen, complemented by a conservatory, currently used as a cinema room. Upstairs, the principal bedroom has an en suite shower room and impressive large windows which take in the superb views. The two additional double bedrooms also have their own en suite shower rooms.

Planning permission has been granted for an extensive remodelling of the property including the addition of a two-storey extension, balconies, a garage extension and the creation of new parking areas. The reference on the Cornwall Council planning portal is PA19/00917.

Outside

The property includes a garage and parking for two cars. The wrap-around gardens provide a wonderful space for entertaining and enjoying

the views, featuring paved terraces, areas of lawn and an eye-catching water feature.

Location

Boulders is located on a tucked-away private road close to the centre of sought-after Looe. The property overlooks the beautiful South Cornwall coastline, with a footpath easily accessible from the property which leads directly to Limmicks Rocks and Beach.

The idyllic town of Looe lies on the south east Cornwall coast, within easy reach of Plymouth and surrounded by magnificent, rugged coastline and quaint Cornish villages. The town lies at the mouth of Looe River and features a bustling harbour and a beautiful beach, alongside various everyday amenities including local shops and various cafés, pubs and restaurants. Further amenities can be found inland in the town of Liskeard, including a wider range of shops and large supermarkets, while vibrant Plymouth is less than 20 miles away.

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 connections can be made to London Paddington. Cornwall Airport Newquay is approximately 34 miles away, offering services to domestic and European destinations.

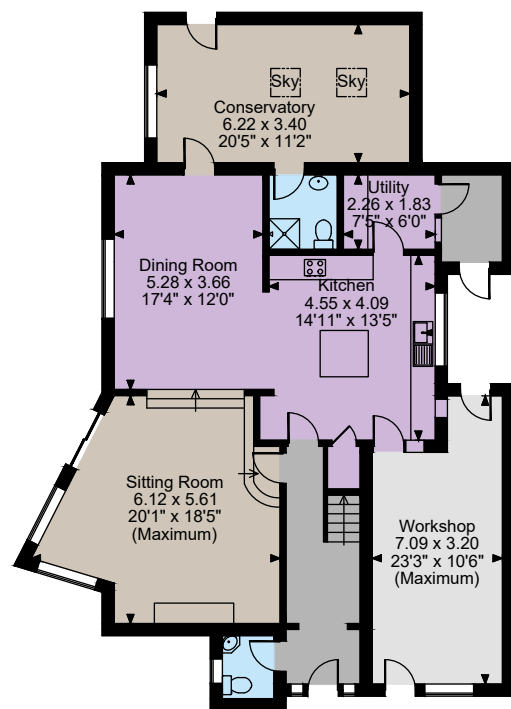
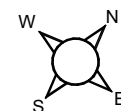
Directions

The postcode PL13 1JP will take you to the property using a satellite navigation system.

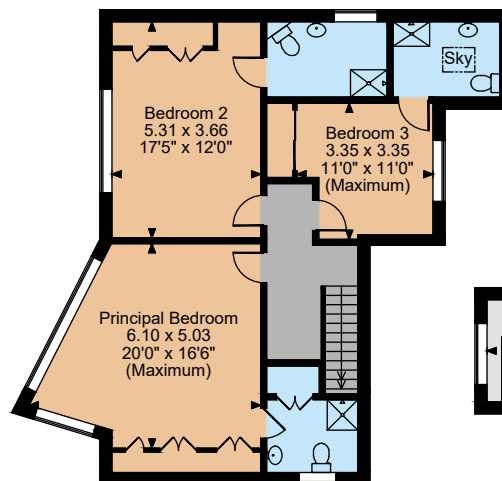




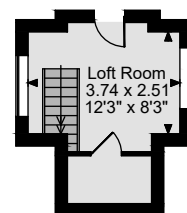
Floorplans
House internal area 2,285 sq ft (212 sq m)
Garage internal area 478 sq ft (44 sq m)
Outbuilding internal area 219 sq ft (20 sq m)
For identification purposes only.



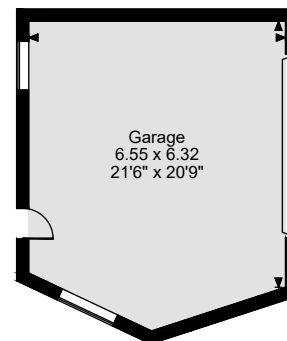
Ground Floor



First Floor



Second Floor



General

Services: All mains.

Local Authority: Cornwall Council.

Please note: The property is located on a private road.

Planning: Prospective purchasers are advised that they must make their own enquiries of Cornwall Council.

Council tax: Band G.

Tenure: Freehold.

Guide price: £1,250,000.

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

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