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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

THE COW SHED LANDLOOE BRIDGE, ST. KEYNE, LISKEARD, PL14 4RT

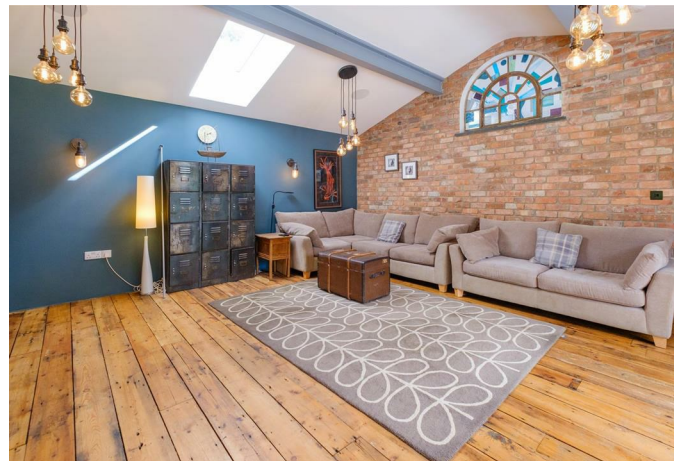
GUIDE PRICE £450,000





SOLD - Scott Parry Associates are pleased to report another successful sale - A beautiful contemporary home in the traditional style with beautiful gardens and river frontage. About 1299 sq ft, 36' Open Plan Living Room/Kitchen, Luxurious Principal Bedroom with Walk in Wardrobe and Ensuite Shower Room/WC, Shower Room/WC, Laundry Room, Paved Sun Terrace, Driveway Parking, Lawns, Wildlife Pond and River Frontage - OPTION TO PURCHASE about 8 acres of land with extensive workshop and storage space - please enquire.

TREWIDLAND 0.5 MILE, LISKEARD 4 MILES, SALTASH 13 MILES, LOOE AND THE BEACHES 4 MILES, PLYMOUTH 19 MILES, EXETER 61 MILES, FOWEY 24 MILES, NEWQUAY AIRPORT 34 MILES



## LOCATION

The Cow Shed lies a short distance from the tiny rural village of Trewidland in an enviable position with beautiful views over the unspoilt landscape of the East Looe River Valley, which is renowned for its abundance of natural flora and fauna. This location is accessible with the A38 only 3 miles to the north, however it is truly rural and there is a wide network of footpaths, bridleways and quiet lanes within the valley providing wonderful opportunities for riding out, nature lovers and outdoor enthusiasts. The village has a primary school rated "good" by Ofsted. Causeland Station on the branch line is only a 5 minute walk away.

There is a local farm shop, with popular café at Widegates catering for most day to day needs and the nearby village of Hessenford has a church and popular public house.

The town of Looe straddles the wide river with its long bridge and stone harbourside which remains important today as a commercial fishing facility, with a thriving tourist industry and popular with boating enthusiasts. On the edge of the town is a branch line railway station which links with the main line at Liskeard (Plymouth to London Paddington 3 hours).

The coastline either side of Looe is beautiful and unspoilt, easily accessible via the South West Coast Path and the substantial areas of ownership held by the National Trust. There are excellent bathing and surfing beaches all along the south coast with many hidden coves to explore.

Access to the area is good with main roads leading to the A38, west of Plymouth. The market town of Liskeard, to the north, includes a wide range of facilities as does the town of Saltash with a Waitrose store on its northern outskirts. The City of Plymouth lies within commuting distance and has an extensive and historic waterfront together with an excellent range of shopping, educational and recreational facilities. In addition there is a cross channel ferry link at Plymouth with regular services to France and Northern Spain. There are many notable country houses and estates including the outstanding Mount Edgcombe Estate on the Rame Peninsula.







#### DESCRIPTION

The Cow Shed comprises a recently completed single storey dwelling which incorporates reclaimed materials to create a modern home with rustic character. The property has been thoughtfully converted from a farm building and lies in a magical riverside setting.

There are quality fixtures, fittings and appliances with brands including Zanussi, Bosch, AEG, Sonos and Villeroy and Boch amongst many others.

THE COW SHED - 1299 sq ft - Fabulous 630 sq ft Open Plan Living Room/Kitchen with vaulted ceiling and Dik Guerts wood burner - Beautiful 18' Principal Bedroom with Walk in Wardrobe and Ensuite Bath/Shower Room - Further Double Bedroom - Laundry Room - Wetroom Shower/WC.

#### OUTSIDE

A private driveway provides ample level parking for many cars including space for parking motorhome, caravan, boat, horsebox etc.

The extensive gardens have frontage to the East Looe River along the west boundary and there is a large wildlife pond which can be filled by taking advantage of the abstraction licence. There is a large paved patio and sweeping lawns giving way to natural fringes.

EPC RATING - C, COUNCIL TAX BAND - E

#### SERVICES

Mains water, electricity and private sewage treatment plant (shared with neighbour). Oil fired central heating and solar thermal. Broadband - Ultrafast available. Mobile - indoor limited, outdoor likely.

#### DIRECTIONS

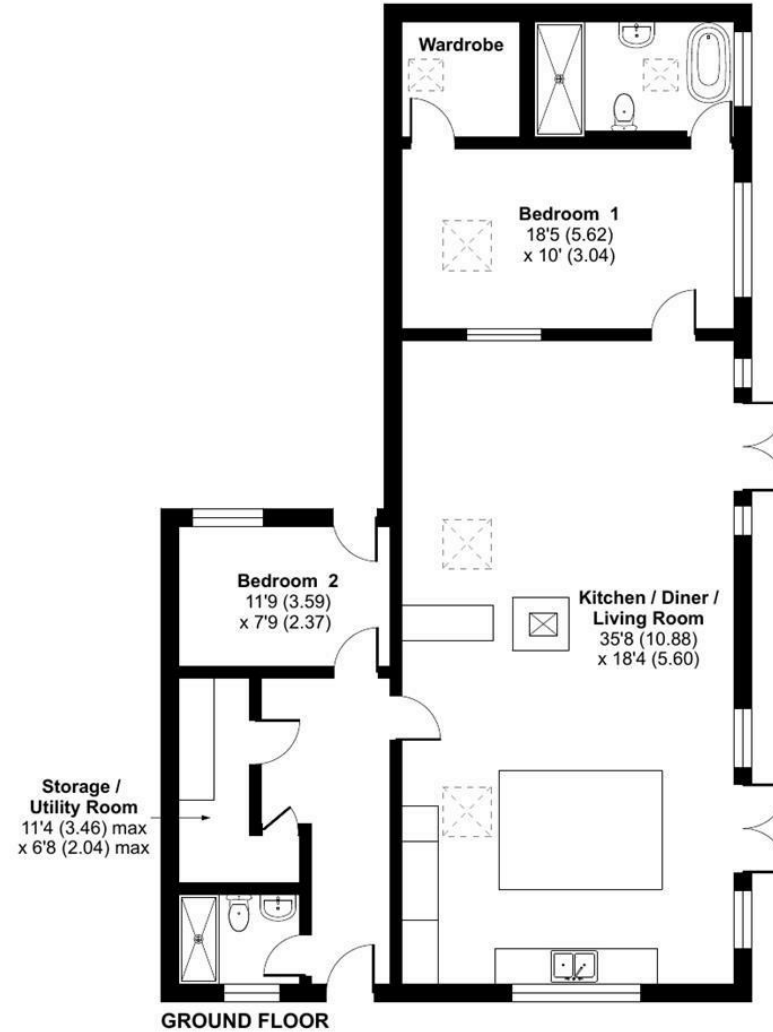
Using Sat Nav - Postcode PL14 4RT



# The Cow Shed, Landlooe Bridge, St. Keyne, Liskeard, PL14



Approximate Area = 1299 sq ft / 120.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Scott Parry Associates. REF: 1183227

These particulars should not be relied upon.