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MURRAYTON HOUSE ST. MARTIN, LOOE, PL13 1NZ

PRICE GUIDE £1,250,000







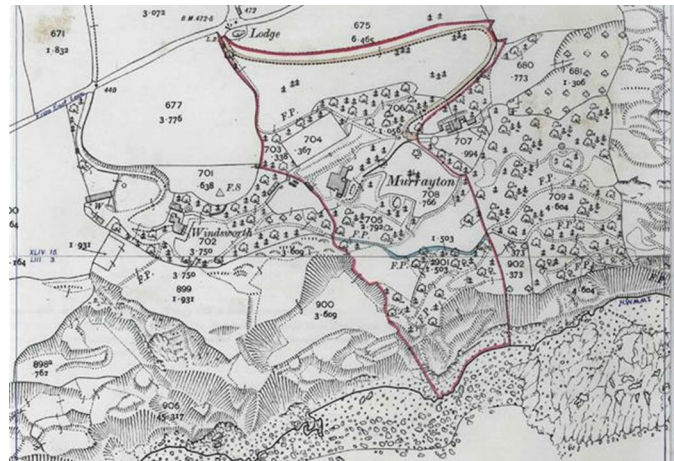
EXPRESSIONS OF INTEREST SOUGHT - UNIQUE COASTAL RETREAT WITH DIRECT BEACH FRONTAGE TO THE MEAN HIGH WATER MARK AND SET IN ABOUT 10 ACRES - A GRADE 2 LISTED GOTHIC COTTAGE ORNEE OF GENEROUS PROPORTIONS TOGETHER WITH A RANGE OF OUTBUILDINGS. A purchaser is sought who will either allow the Wild Futures Charity to continue their work as a sanctuary for monkeys (established in 1964) in perpetuity or agree to purchase with a delayed long completion allowing arrangements to be made for the sanctuary to find alternative accommodation.

BEACH FRONT, SEATON BEACH 2 MILES, MILLENDREATH BEACH 1 MILE, LOOE 3 MILES, FOWEY 15 MILES, PLYMOUTH 20 MILES, EXETER 63 MILES

#### DESCRIPTION

Murrayton House comprises a significant coastal house, grade 2 listed and described as "a well preserved and good example of Gothic cottage ornee where the original fenestration and other decorative features are especially important on all elevations". The property is believed to date from circa 1856 and will be found to be in need of improvement.

Our client, the charity Wild Futures, have asked Scott Parry Associates and the joint sole agent Lambert Smith Hampton to invite expressions of interest from prospective purchasers. It is a preference of the charity to seek a new owner who will allow the charity to continue their work here at Murrayton for the foreseeable future, alternatively they seek a buyer who will allow a reasonable delay in ownership/occupation while alternative arrangements are made for accommodating the monkeys. Further to this the charity are also open to engaging with parties who may wish to suggest alternative methods of purchase or financial support.



The Monkey Sanctuary (Wild Futures) was founded in 1964 by Len Williams, father of classical guitarist John Williams, as a cooperative to care for rescued woolly monkeys, the organisation has evolved into Wild Futures, a leading primate welfare charity; rescuing, educating and campaigning for primates. Wild Futures was the first sanctuary in Europe to have achieved accreditation with the Global Federation of Animal Sanctuaries (GFAS) and the recipients of the 2024 Outstanding International Sanctuary Award.

The house extends to about 5434 sq ft and has been occupied by owners and multiple numbers of staff and volunteers over many years. There are two biomass heaters and solar pv in place. A traditional outbuilding closeby is also grade 2 listed and is also used for accommodating staff/volunteers. In addition a further building also provides accommodation and is demonstrated on the floorplans.



## THE OUTBUILDINGS

There are various outbuildings including a number of insulated monkey houses and associated enclosures. Other outbuildings include the former "Treetop Cafe", toilet blocks, garage and store, wildlife room/classroom and workshop amongst others.

## OUTSIDE

The long private drive (500 yards) leads to a large car park and conveniently continues down to the house itself. The neighbouring farm has access over the first section of the driveway. The beautiful gardens and grounds extend to about 10 acres. Exceptionally well planted with mature trees and shrubs and having a network of pathways which meander to various seating areas where one can observe the sea and coastline views. The South West Coast Path leads through the bottom section of the land. Murrayton House owns the land down to the mean high water mark and there is a steep access point to the beach at this point.

## LOCATION

Murrayton House is situated in a coveted coastal location and commands "world class" views across the beautiful sheltered waters of Whitsand Bay.

The seaside town of Looe lies 3 miles to the west and this location will suit those seeking to pursue the rural and seaside lifestyle yet still enjoying straightforward access to the cities of Plymouth, Truro and Exeter.

Nearby Seaton Beach with RNLI Lifeguard during the season, provides a superb environment for bathing, kayaking and snorkelling, in addition, Looe's main beach, the banjo pier and bustling harbourside are picturesque. The historic town of Looe has a working harbour, boasts a thriving tourist industry and is also popular with boating enthusiasts. The town provides a wide range of shopping and community facilities, together with award winning restaurants. On the edge of the town is a branch line railway station which links with the main line at Liskeard.

Parts of the neighbouring coastline are in the ownership of the National Trust and the South West Coast Path provides awe inspiring views over the coastal waters of Whitsand Bay and Looe Bay.

The nearby town of Saltash has a Waitrose store on its northern outskirts and a long tidal waterfront to the River Tamar presenting opportunities for deep water mooring. St Germans also has a yacht club and mainline railway station (Plymouth to London Paddington 3 hours). The City of Plymouth lies within commuting distance and boasts an extensive and historic waterfront.



EPC RATING - EXEMPT (LISTED), COUNCIL TAX BAND - D  
The property is also currently Business Rated.

SERVICES - Mains water, electricity and private drainage.

## DIRECTIONS

Using Sat Nav - Postcode PL13 1NZ

## NOTE

Scott Parry Associates are acting as joint sole agents with Lambert Smith Hampton, Exeter - 01392 798047 (Tony Fisher) or 07716 085894 (Sarah Butcher) - interested parties are welcome to call either agency for enquiries and viewing appointments.

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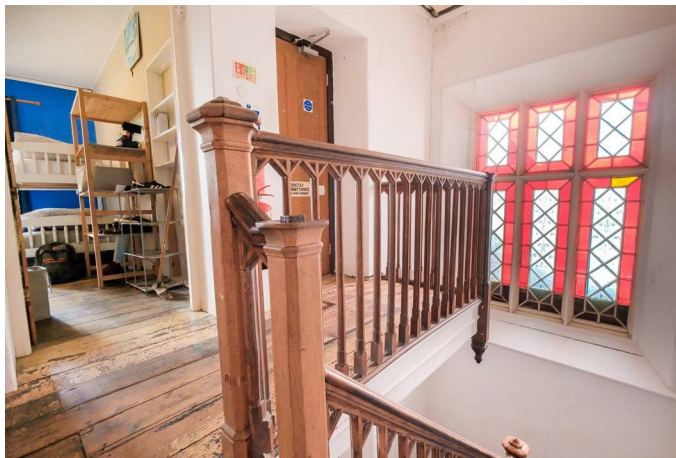






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LSH are regulated by RICS 09-Jan-2025



# St. Martin, Looe, PL13

Approximate Area = 5434 sq ft / 504.8 sq m

Limited Use Area(s) = 7 sq ft / 0.6 sq m

Cottage = 687 sq ft / 63.8 sq m

Outbuilding = 444 sq ft / 41.2 sq m

Total = 6572 sq ft / 610.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Scott Parry Associates. REF: 1293971

These particulars should not be relied upon.