



D. R. Kivell
COUNTRY PROPERTY

Colvase Farmhouse

Widegates, Looe, Cornwall



Colvase Farmhouse

Widegates, Looe, Cornwall, PL13 1QA

Looe 5 Miles

Plymouth 19 Miles

Truro 40 Miles



4 Bedrooms



3 Reception Rooms



2 Bathrooms



EPC F37



5.32 Acres

A substantial and character 4 bedroom house in an elevated valley setting. 5.32 acres of paddocks and garden, double carport and store. Countryside valley views. No onward chain

Colvase Farmhouse is in a quiet rural location at the end of a long shared drive close to the Cornish village Widegates with primary school and farm shop. The popular coastal town of Looe is 5 miles south west and the coastal villages of Seaton and Downderry are both 5 miles to the south which offer dog friendly beaches and access to The South West Coastal Path. Colvase has excellent links to the A38 with Plymouth 19 miles to the east offering a comprehensive range of shopping & leisure facilities.



Colvase Farmhouse is a character 4 bedroom, 3 reception room former farmhouse which has been extended over the years and still retains many of the original features, including fireplaces, slate flagstone floors, beamed ceilings and pitch pine doors. The accommodation benefits from oil fired central heating and uPVC double glazing and briefly comprises Front Entrance / Sun Room; a triple aspect room, exposed timber floor and enjoying views over the valley and surrounding countryside. Entrance Hall; slate flagstone floor, stairs rise to the first floor and steps to the upper ground floor. Sitting Room; a dual aspect room, window to the side overlooking the garden and to the front with views over the valley, open fireplace and Morsø woodburning stove. Dining Room; window to the front overlooking the valley, fireplace with a Firefox woodburning stove. Steps up to Kitchen / Dining Room; slate flagstone floor, window to the side overlooking the garden and seating area, fitted base units, wooden block effect worksurfaces, Belling electric range cooker, extractor hood above, slate flagstone floor and beam ceiling. Study / Bedroom 4; a dual aspect room with windows to the side and rear, built in cupboard housing the central heating boiler. Boot Room; slate tiled floor, window to the side, door to the rear. Utility Room; fitted base units, space and plumbing for washing machine. Cloakroom, slate tiled floor, window to the front, w/c and wash basin. On the First Floor; staircase rises to a split level landing. Bedroom 1; a dual aspect room, windows to the side and front enjoying far reaching countryside views, walk in wardrobe. En suite; shower enclosure, w/c, wash basin, heated towel rail. Bedroom 2; window to the front, built in wardrobe and shelved cupboard. Family Bathroom; window to the side, bath, w/c, wash basin and shower enclosure, heated towel rail, built in airing cupboard. Bedroom 3; exposed beams and window to the side.



Outside

The property is accessed over a shared tarmac drive leading to a gated entrance opening onto a private gravelled drive leading to the parking area and carport. There are level or gently sloping lawned terraces to the front and side of the house which are ideal for alfresco dining and entertaining whilst enjoying the countryside views over the valley.

Double Carport:

6.33m x 5.76m (20'9 x 18'10)

Timber frame with a storage loft above. Housing the private water supply filtration system.

Land

The land extends to approximately 5 acres comprising, a level or gently sloping paddock to the side of the shared access drive. At the front of the house is a gently sloping or sloping paddock going down into the valley adjoining the amenity woodland with a natural stream running along the boundary.





Services & Information

- Water – Private borehole
- Drainage – Septic tank
- Electricity – Mains
- Heating – Oil fired central heating and two woodburning stoves
- Telephone & Broadband –OpenReach connection checker.ofcom.org.uk/
- Mobile Availability - checker.ofcom.org.uk
- Council Tax Currently Band – Band C
- EPC – F37
- Construction – Stone and Block - timber frame extension

Local Authority

Cornwall Council, County Hall, Treyew Road, Truro, Cornwall, TR1 3AY
0300 1234 100

Tenure

The property is offered for sale freehold with vacant possession on completion.

Viewing Arrangements

All viewing are Strictly by appointment with D. R. Kivell Country Property 01822 810810.

Directions

From Plymouth, proceed north towards Saltash and Liskeard on the A38. Approximately 2 miles before reaching Liskeard, take the left turn onto the B3252, signed Looe. Proceed for a further 2 miles and Just after a layby on the right, take the turning on the left signposted Hessenford (A387). After a short distance, turn left at the crossroads. Continue along this No Through Road, which turns into Colvase Farm drive. The property will be found at the end on the right.

What3words Location Finder

///punt.ramps.threading

Agent's Notes

None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		



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