

Shallow Pool Bungalow, Looe,

Cornwall, PL13 2ND

Offers In Excess Of £300,000

Bradleys ESTATE AGENTS

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Description

Shallow Pool Bungalow is a secluded riverside retreat set in extensive, beautifully landscaped gardens beside the upper West Looe River. This detached home features a spacious kitchen-diner, large reception room, and 3 double bedrooms, all overlooking lawns, flower beds, and woodland beyond. With a sunny terrace, riverside seating areas, and private fishing rights.

Location

Located in the heart of Cornish Countryside, Shallow Pool is a peaceful setting that is only minutes from the spectacular Cornish coastline with the pretty beaches of Talland Bay and Looe. The beautiful creek of Lerryn is close by which is popular with walkers and kayakers. Looe is a bustling town with a great range of amenities and transport links with Looe train station connecting to the mainline offering a service direct into London Paddington. South East Cornwall is a great location for exploring this beautiful county, the hotspots of Polperro, Fowey and Charlestown within reach.





Directions

What3Words:///afflict.octagan.puts

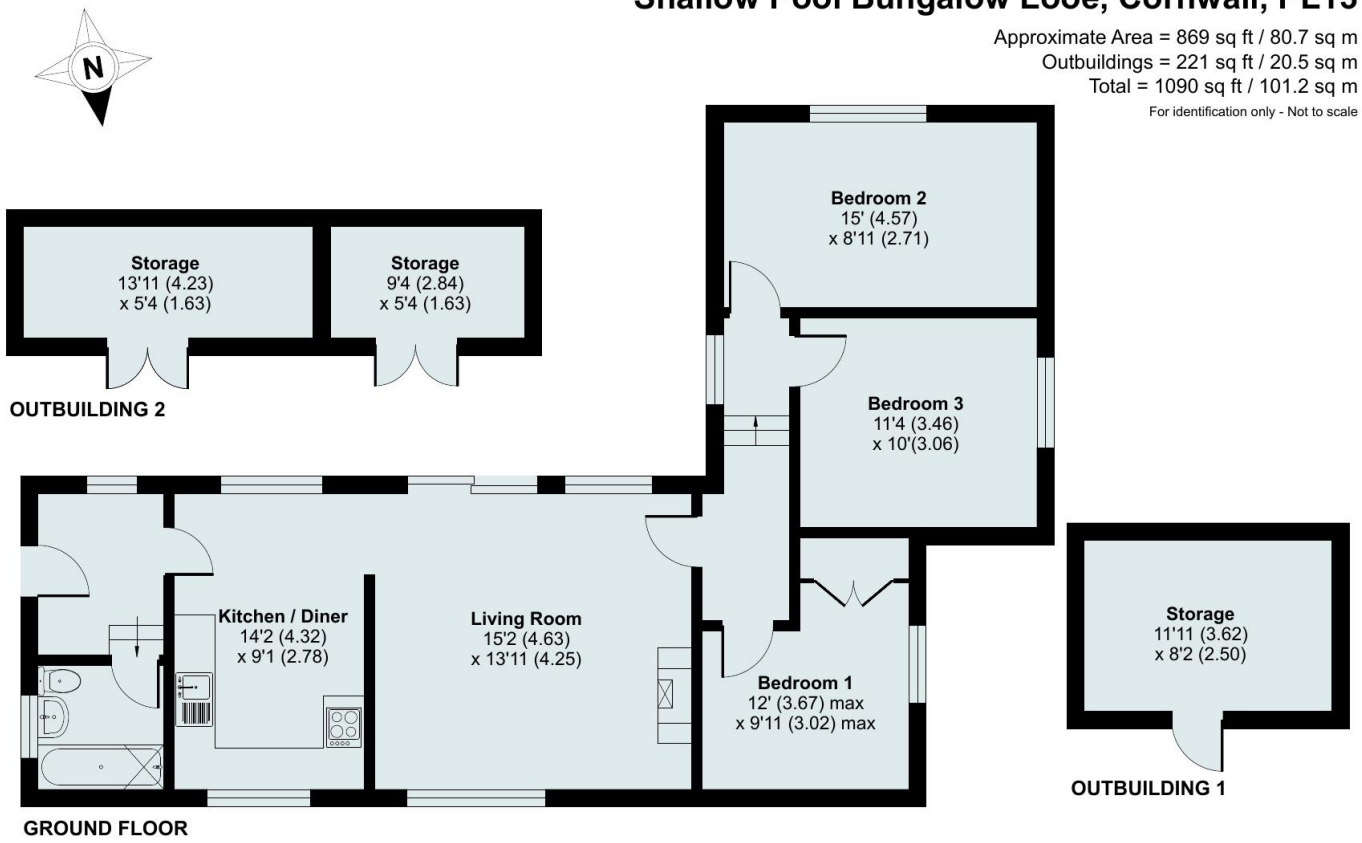
Material Information

- EPC Rating: F
- Tenure: Freehold
- Council Tax: Band C
- Local Authority: Cornwall Council
- Construction: Block. The agents have a copy of a clear mundic report on file.
- Utilities: Mains electricity, private water supply via shared spring with next door although each property has their own separate filtration and UV filters, LPG central heating
- Flood Risk: At very high tide, 6-8 times a year the lower part of the garden can be gently covered with around 20cm of water for up to an hour.
- Rights of Way: Right of public access past the river and to neighbouring property.



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Approximate Area = 869 sq ft / 80.7 sq m
Outbuildings = 221 sq ft / 20.5 sq m
Total = 1090 sq ft / 101.2 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). ©nichecom 2025. Produced for Bradleys. REF: 1370264

Property Fact Sheet Ref:
LOE220128.4 (18/11/2025-KR)

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