

Bodrigan Road

Looe, Cornwall, PL13 1EH

Asking Price £400,000

Bradleys ESTATE AGENTS

BEST ESTATE AGENT GUIDE AWARDS 2025 BEST SALES LARGE AWARDED FOR MARKETING | SERVICE | RESULTS







Description

An excellent opportunity to acquire this beautifully presented four-bedroom detached split-level home, thoughtfully designed for modern family living. Situated in the highly sought-after Barbican area of East Looe, the property enjoys a peaceful and secluded setting.

The contemporary accommodation comprises a stylish fitted kitchen and an impressive, light-filled living area with a vaulted ceiling, creating a wonderful sense of space. There are four generously proportioned bedrooms, including a principal bedroom with en-suite shower room, complemented by a well-appointed family bathroom.

Occupying a generous plot, the property benefits from beautifully landscaped gardens designed for both relaxation and entertaining. A spacious composite decked terrace provides the perfect setting for al fresco dining, while a stylish slate and shingle seating area with fire pit creates an ideal space for outdoor entertaining. The gardens are further enhanced by mature shrubs, well-maintained lawned areas, and enjoy a sunny aspect together with a good degree of privacy. There is a single garage and parking space to the front aspect, in addition to the on road parking close by.

Location

The property enjoys a desirable position within the Barbican area of East Looe and is conveniently located within easy walking distance of the Barbican Parade, which offers a selection of everyday amenities including a bakery, convenience store and takeaway outlets.

Looe itself offers an excellent range of amenities, from independent boutiques and shops to restaurants, cafés and traditional Cornish pubs. For those wishing to travel further afield, Looe railway station provides regular services connecting with the mainline network, offering direct rail links to London Paddington.





Directions

What3words: ///remotest.publish.rewrites

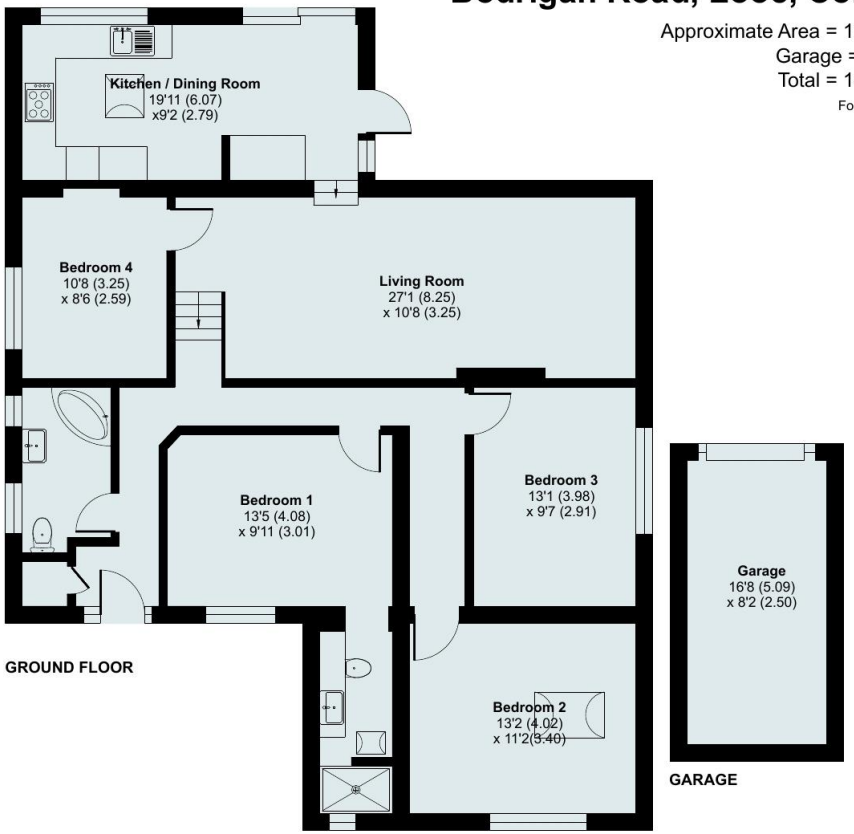


Material Information

- EPC Rating: D
- Local Authority - Cornwall Council
- Council Tax Band - D
- Utilities - Mains gas, mains electric, mains water and drainage
- Central heating fired by mains gas, via radiators and underfloor heating in the kitchen area
- Restrictions - None
- Parking - Single garage located in block, parking space in front of garage. Further on road parking nearby

Bodrigan Road, Looe, Cornwall, PL13

Approximate Area = 1293 sq ft / 120.1 sq m
Garage = 137 sq ft / 12.7 sq m
Total = 1430 sq ft / 132.8 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 2026. Produced for Bradleys. REF: 1497710

Property Fact Sheet Ref:
CSD253750.1 (29/07/2026-KR)

Bradleys Estate Agents
Fore Street, East Looe, Cornwall, PL13 1AD
Tel. **01503 264888**
Email. **looe@beagroup.co.uk**

IMPORTANT PLEASE READ: These sales details are a guide only and all plans and measurements are approximate. We recommend a thorough viewing of the property before making an offer. If there is any feature about a property that is important to you, please make an enquiry with our local branch before committing to a buying decision. These sales details do not constitute a contract of sale. Bradleys E. A are obliged by law to carry out AML due diligence with any buyer prior to instructing a sale and there will be a charge to the buyer(s) for this. No apparatus, fixtures/fittings or services have been tested, and these details do not constitute a survey or otherwise.