



CLIPPER HOUSE

LOOE, CORNWALL

The Savills logo, consisting of a yellow square with the word "savills" in lowercase red letters.

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CLIPPER HOUSE

LOOE, CORNWALL, PL13 2DS

Liskeard 9.9 miles, Plymouth 22.3 miles, Exeter 63.5 miles
(all distances are approximate)

*“A rare opportunity to acquire three self-catering properties
accommodating up to 33 guests in the stunning Cornish town of
Looe with far reaching sea views”*

Accessible location on the scenic southern coast of Cornwall

9 bedroom self-catering house

2 stylish self-catering apartments

Spectacular sea views over Looe Bay

Shared garden and decked terrace

Onsite parking for 12 cars



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Your attention is drawn to the Important Notice on the last page of the text

CLIPPER HOUSE

Clipper House is located in Looe, a picturesque fishing port situated on the south eastern coast of Cornwall. The property is around 7.2 miles from the A38, the South Devon Expressway, which affords excellent accessibility both east and west.

The Property occupies an elevated position on the west bank of the East Looe River, providing exceptional views over Looe Bay. Clipper House is divided into 3 individual letting properties, each tastefully finished to a high standard with spectacular sea views.

The town centre is approximately 0.9 miles away and offers a train station just 1.1 miles from the Property with the scenic Looe Valley line to Liskeard. Bodmin Parkway train station is around 16.4 miles from the property, with direct services to London Paddington. Newquay International Airport is around 34.3 miles away and provides services to the rest of the UK and some European destinations.

LOOE

The charming town of Looe is a popular tourist destination and a working fishing port, with a range of local restaurants and shops. Looe beach offers a gently sloping sandy beach, ideal for families. Nearby Hannafore offers great views of Looe island and is well known for its rock-pooling. The South West Coast Path can be joined around 0.7 miles from the property, with access to over 630 miles of coastal walks.

A seven-arched Victorian bridge connects West and East Looe, with access to the Quay, Harbour and Banjo Pier. Across the Bay is Looe Island, a sanctuary for rare plants, wildlife and grey seals, which can be accessed by boat. Porfell Wildlife Park and Sanctuary and the Eden Project are around 8.7 miles and 19.3 miles from Looe respectively.





THE CLIPPER

The Clipper comprises 9 en suite bedrooms set over ground and first floor, including 2 king size bedrooms, 2 double bedrooms, 2 twin rooms, a single bedroom, a 'Crew's Quarters' with 2 bunk beds and a single bed, plus a further family suite with a king size bed and separate bunk bed room. The majority of these rooms face Looe and the Bay, offering sea views. The Clipper can accommodate up to 22 guests.

The ground floor comprises a spacious sun lounge with far reaching views across Looe Bay. There is also a commercial style kitchen, large dining room and private bar. There is a games room with pool table, darts board and piano. Guests have full use of laundry facilities.

MAINSAIL

Mainsail is on the second floor and comprises sea view double and family bedrooms plus family bathroom, accommodating up to 5 guests. There is an open plan kitchen and living area, with a balcony, overlooking Looe Bay.

CROW'S NEST

Also located on the second floor, Crow's Nest comprises 2 double bedrooms, bunk room and family bathroom, sleeping up to 6 guests. There is an open plan kitchen, living and day area with balcony to the front of the apartment with excellent sea views.

EXTERNAL AREAS

To the rear of Property, there is a landscaped garden and a decked terrace for guests of Crow's Nest and Mainsail to use.

Clipper House is located at the end of its own private road, which can be accessed from Portuan Road, with onsite parking for 12 cars.



GENERAL INFORMATION

Services: All mains services.

Tenure: Freehold.

Energy Ratings

Clipper House: D

Mainsail: D

Crow's Nest: E

Trade

The business is established and profitable and is currently owner operated. Detailed trading information is available upon request to interested applicants.

The business operates through a dedicated website which can be found at: www.clipperhouse.co.uk

TUPE

The purchaser will be required to comply with the relevant legislation in respect of present employees.

VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

Fixtures and Fittings

Trade inventory will be included in the sale. Stock at valuation on completion.

Local Authority

Cornwall County Council
County Hall, Treyew Road, Truro, TR1 3AY

Tel: 0300 1234151

Email: planning@cornwall.gov.uk

Rateable Value and Council Tax

£19,750 for the self-catering holiday units and premises.



Contact

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Viewings

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

Video Footage

<https://vimeo.com/187045450>

IMPORTANT NOTICE:

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