

THE MODERN HOUSE



*Looe, Cornwall
£560,000 Freehold*

Talland Bay

This distinctively designed and impeccably finished three-bedroom detached house is ideally positioned just minutes from the Southwest Coast Path and the picturesque coves of Talland Bay. Cornwall's south coast is the fairer counterpart to its rugged, Atlantic-lashed northern side and Talland Bay provides the perfect quiet retreat or ideal spot for family holidays by the sea. Living space extends across 1,300 sq ft over two storeys, and a large, private sunny terrace and rear garden – complete with a Scandinavian wood-fired hot tub – offer plenty of outdoor space. Residents have full access to communal facilities including a swimming pool, sauna, freshwater plunge pool, gym, and landscaped gardens.

Please note: This house is registered under holiday home status, so can be occupied 365 days of the year, but cannot be a primary home.

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The Architect

The house forms part of a complex completed in 2012 to the designs of Mador Architects, an environmentally and nature-conscious practice working on projects embedded in the landscape across the UK. Since 2008, the practice has built two of its own developments: Arthog Barns in Snowdonia in Wales and Tremlett Mews in Islington in London. Alongside the practice, Principal and Founder Charles Mador, is growing a conservation project in North Wales: The Ark Snowdonia / Y Arch Eryri.

The Tour

A wide shingled side passageway, bordered by flowering plants and perennials, leads up to the primary entrance and down to the rear gardens.

With an inverted layout, the primary living areas occupy the upper floor, optimising the views and excellent quality of natural light. The modern kitchen is positioned to one side, designed with the practicalities of daily life in mind. Cooking facilities include a five-ring gas burner and two double ovens. Work surfaces are positioned facing the dining and living areas in a sociable L-shaped layout, with Miele appliances tucked neatly into lines of bespoke cabinetry.

The living space is arranged in an open plan, offering great versatility in layout, with the dining and living areas currently positioned centrally. Deep cupboards line one wall, offering a generous provision of storage. Timber flooring runs underfoot, and sliding glass doors open the entire space onto a very private terrace.

A timber staircase to the lower level is gently lit by remote-controlled rain sensor skylights, strategically placed to borrow light from above.

The ground floor is incredibly quiet and remains cool in summer months, with soft neutral tones and dimmable lighting bringing a peaceful ambience to the sleeping areas. Two of three bedrooms open directly to the front terrace, ideal for access to the hot tub, and each has a good provision of built-in storage. The two guest bedrooms each have vanity units cleverly concealed behind a sliding door, and the main bedroom has an en suite bath and shower room. There is also a guest bathroom with shower on this floor.

The utility space, also positioned on the ground floor, is fully fitted with laundry facilities, an under-counter fridge and freezer, a wine rack and wall storage. An external door leads out from here to the side passageway, where there is an outdoor shower with both hot and cold water.

Outdoor Space

The expansive terrace feels private and secluded while retaining excellent far-reaching south-westerly views. A removable sun sail offers shade and shelter and there is useful outdoor storage to one side.

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At ground level, the rear gardens have been well-considered and planted with low-maintenance perennials and grasses. A Scandinavian wood-fired hot tub is well-positioned, and built-in timber seating areas offer a good provision of space to enjoy summer suppers outside. There is also an outdoor tap, ideal for post beach days, outdoor electric sockets and lighting.

Two allocated parking spaces are also positioned at the front of the house.

Area Guide

The location is excellent for immediate access to the coastal towns of Fowey, which lies 10 miles west, and Looe, which is less than three miles to the east, and their popular beaches. Direct rail services run from Looe to London Paddington in around four and a half hours.

Located between Looe and Polperro are the secluded twin coves of Talland Bay, a section of the South Cornwall coast which remains unspoiled. The home is positioned just east of the bay, within a five-minute walk of Rotterdam Beach, the quieter of the two local swimming spots. Smuggler's Rest occupies an elevated position just up from the beach, serving delicious food and drinks on a terrace with far-reaching sea views.

Talland Bay Beach Café overlooks the main beach, Talland Sands, which is a 10-minute journey on foot from the house. The shoreline between the two beaches consists of slates, siltstones and sandstones dating back to the Devonian period and is popular for fishing and snorkelling, kayaking and paddle boarding.

The Southwest Coast Path is easily accessible from the house, providing scenic walking routes towards the Polperro Heritage Coast to the west and Portnadler Bay and Samphire Bay to the east. Both Looe and Polperro are within easy walking distance via the Southwest Coast Path. A working fishing port since the 16th century, Looe provides countless options for eating out, as well as great delis, shops, pubs and an independent cinema.

45 minutes east is Plymouth, a port city packed with specialty shops, art galleries and places to eat and drink, including Positano, Monty's Cafe and KUKU. The Barbican has a great pub and restaurant offering and is known for its arts and live music scene; the site of Plymouth's original fish market, the area is characterised by quaint cobbled streets and Elizabethan warehouses.

There are some excellent schools in the surrounding area, including Torpoint Community College and Liskeard School and Community College, as well as Devonport High School for Boys, Devonport High School for Girls, and Plymouth College.

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Communications to Cornwall have vastly improved in recent years, with the Devon Expressway (A38) providing fast access to the M5 motorway at Exeter. With bus options from nearby Killigarth, direct trains run from Liskeard to London Paddington in three-and-a-half hours. Cornwall Airport (Newquay) also provides regular shuttle flights to London Gatwick, Stansted, and many seasonal European destinations.

Council Tax Band: E Service Charge: £5,000 per annum; includes use of the heated swimming pool, sauna, gym and the clubhouse.

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.