

Tusitala

Plaidy, Looe, Cornwall







Tusitala

Plaidy Park Road, Plaidy, Looe, Cornwall

A lovely family home with a special literary connection, situated in a prime coastal position in the heart of Plaidy and with outstanding panoramic views.

Looe 1 mile, Plymouth 18.5 miles, Cornwall Airport Newquay 37.5 miles, Exeter Airport 65 miles
(All distances and times approximate)

Kitchen | Living room | Sun room | Office | Ground floor bedroom | Ground floor shower room

First floor bedroom

Garden shed/workshop | Single garage | Greenhouse | Mature garden | Terrace

**Approximate Gross Internal Area:
919 sq ft (85.4 sq m) (Excludes Voids)**



Exeter

19 Southernhay East, Exeter
EX1 1QD

Tel: 01392 423111
christopher.bailey@knightfrank.com

knightfrank.co.uk

Tusitala – for sale freehold

Tusitala is a lovely family home situated in a prime waterfront position on Plaidy Park Road with commanding views out across the Cornish coastline and across to Rame Head and Start Point in the distance. The house is surrounded by a lovely mature garden with a south facing terrace and a single garage below.

Steps from the road leading up to the south facing terrace and garden in front of the house. The front door leads into the sun room that enjoys fabulous, panoramic coastal views. Beside the sun room is an office, behind which is one of the two downstairs bedrooms. There is a downstairs shower room at the rear and a living/dining room with a gas fireplace that also enjoys the coastal views. Behind the living room is the kitchen that has gas hobs and an electric oven.

Stairs lead up to the first floor bedroom within the roof space that has Velux windows and plenty of storage space off it.

The garden is a particular attraction and consists of a greenhouse and a large garden shed or workshop. There is an impressive Walnut tree giving wonderful protection to the house in addition to a willow tree, pear trees and plum trees. A bay tree hedge runs along the length of rear perimeter. There is also a charming herb garden, a magnificent James Grieve Apple Tree and a flower bed. A walkway provides access round the rear of the house, providing a link to the garden behind. Below the south facing terrace in front of the house is a single garage.

Literary Connection

Tusitala means “The teller of stories” in Polynesian. The property was owned by the parents-in-law of the author, Eleanor Hibbert, during the Second World War. Eleanor Hibbert was a prolific writer who published several books a year in different literary genres, each genre under a different pen name: Jean Plaidy for fictionalized history of European royalty; Victoria Holt for gothic romances, and Philippa Carr for a multi-generational family saga. A literary split personality, she also wrote light romances, crime





novels, murder mysteries and thrillers under the various pseudonyms Eleanor Burford, Elbur Ford, Kathleen Kellow, Anna Percival, and Ellalice Tate. In 1989, the Romance Writers of America gave her the Golden Treasure award in recognition of her significant contributions to the romance genre. By the time of her death in 1993, she had written more than 200 books that worldwide sold more than 100 million copies in 20 languages.

South Cornish Coast

Plaidy is a highly sought after and accessible waterfront location on the South Coast of Cornwall, close to East Looe. Tusitala sits in an elevated position in the heart of the village with panoramic sea views over the roof tops to the south and east over Looe Bay, St George's Island and up the coast towards Rame Head.

The pretty towns of East and West Looe are built around a busy harbour and contain a good range of shops, pubs and restaurants. Situated about a mile from the property, these

can be reached easily on foot by walking along the beach, a large section of which is owned by the property. More extensive amenities and shopping facilities can be found in Plymouth, which is about 18.5 miles away.

The area is well known for its suitability for sailing and other water sports with moorings available in Looe Harbour and opportunities for sea fishing and fresh water fishing nearby. Other sporting activities in the area include Looe Golf Course designed by Harry Vardon, and The Championship Course at St. Mellion is about 16 miles away.

Communication links in the area are excellent and Plaidy is well regarded for its accessibility compared with some other coastal areas of Cornwall. The A38 is about 8 miles to the north of the property and gives access to Plymouth and Dartmoor. There is a mainline station at Liskeard with a direct service to London Paddington which takes around 3 hours 30 minutes as well as airports at Newquay and Exeter with daily flights to and from London.

Services

Mains water, electricity and drainage. Gas central heating.

EPC rating

E

Fixtures and fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.



Local Authority

Cornwall Council, Truro, TR1 3AY.

Tel: 0300 1234100

Viewing

Viewing is strictly by prior appointment with the Sole Agents Knight Frank LLP.

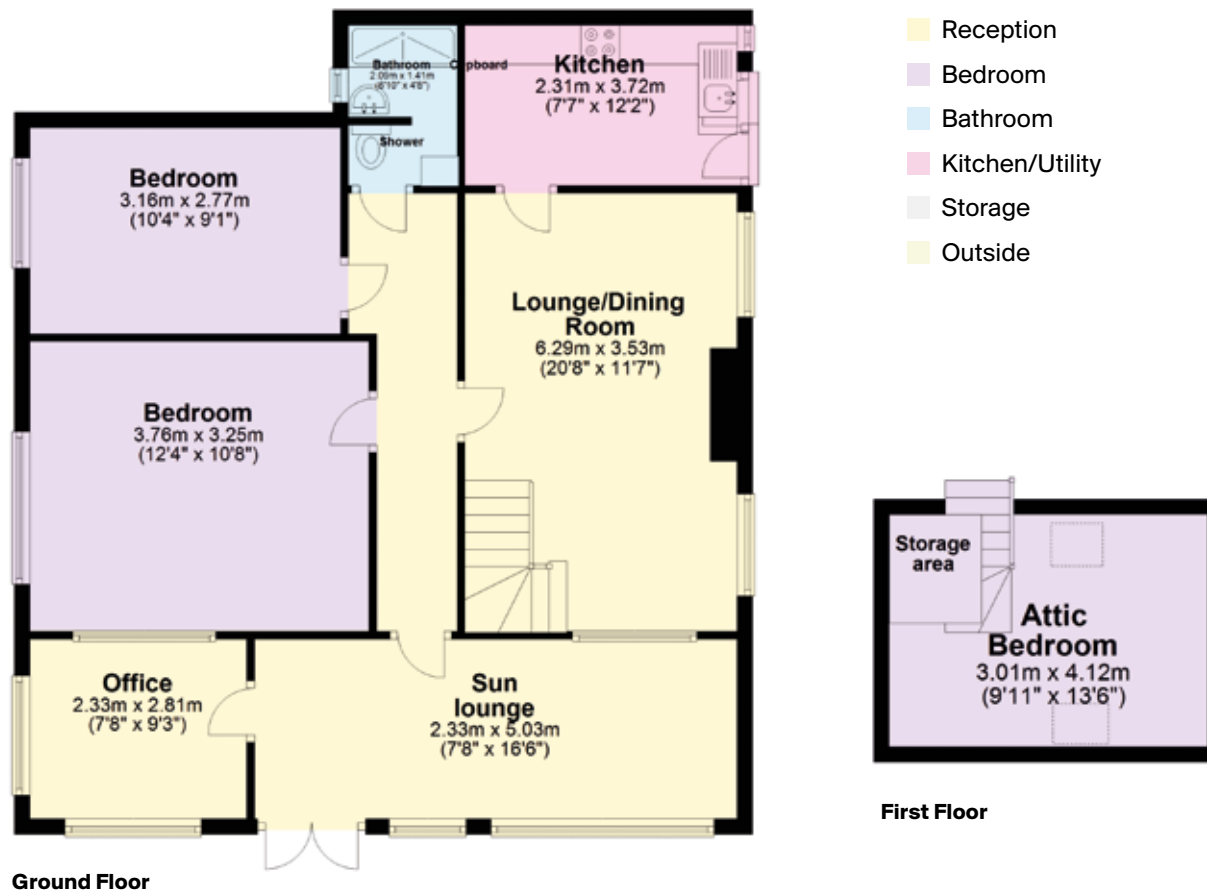
Directions (PL13 ILG)

From Plymouth, follow the A38. At the Trerulefoot roundabout turn left signed to Torpoint. At the bottom of the hill, after about a mile, turn right signed to Looe and follow this road and after about 4 miles, take the left fork to The Barbican, opposite St Martin's church. Follow Barbican Road for about ½ mile. Turn left just past the primary school on the left into Hay Lane. As Hay Lane bends right towards the sea carry straight on into Plaidy Park Road. Tusitala is one of the first houses on the left.

Approximate Gross Internal Floor Area

919 sq ft (85.4 sq m) (Excludes Voids)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated November 2020. Photographs dated 2020. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com.

