



# Westerleigh

West Looe Hill, Looe, Cornwall, PL13 2HQ

## *Westerleigh*

West Looe Hill, Looe, Cornwall, PL13 2HQ

Auction Guide Price **£50,000-£75,000**

For sale by public auction on Wednesday 24th  
June 2026

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Two bedroom mid terrace cottage positioned  
moments from the waters edge

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Tremendous potential, requiring extensive  
renovation throughout

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Garden to the rear elevation

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## Description

Located in an elevated position within the ever popular Cornish fishing port of Looe, this deceptively spacious two bedroom mid terraced property is a tremendous project.

Requiring extensive renovation throughout Westerleigh is offered for sale for the first time in over 20 years.

Within close proximity to many local amenities and positioned a five minute walk away from the beautiful Looe Beach.

The property offers deceptively spacious living accommodation throughout with the opportunity to reconfigure the current layout of the property during the renovation process.

Located on West Looe Hill, this is an extremely popular area with tourists and visitors to the town.



## Accommodation

Wooden door opening into:-

### Living Room

Wooden single glazed sash window to the front elevation, electric fire with tiled hearth and wooden mantle over, built in storage, coving to ceiling.

### Dining Room

Single glazed window, feature fire place with stone surround and wooden mantle over, wooden door with obscure glazed panelling inset opening into:-

### Kitchen

A range of fitted wall and base units with roll worktop surfaces over incorporating a stainless steel sink and drainer with individual taps over, space and plumbing for washing machine, space for freestanding electric cooker, space for freestanding fridge freezer, built-in storage cupboard, wooden door with single glazed obscure panelling inset opening to rear elevation.

### First Floor

Dual aspect having wooden single glazed windows to both side elevations, doors off to first floor rooms, access to attic via loft hatch, built-in storage cupboards.

### Bedroom

Wooden single glazed sash window to the front elevation, built in storage cupboard, coving to ceiling.

### Bathroom

Obscure wooden single glazed window, low-level W.C, pedestal wash hand basin with individual taps over, bath with tiled surround and individual taps with mixer shower tap over, chrome heated towel radiator, partially tiled throughout.

### Bedroom

Wooden single glazed window to the side elevation, electric panel radiator, built in storage, coving to ceiling.

### Outside

The outdoor space would benefit from comprehensive landscaping works following a period of limited maintenance.



## **Auction Venue & Date**

Lifton Strawberry Fields, Lifton, Devon PL16 0DH on Wednesday 24th June 2026 at 7pm.

## **Registration**

Please note ALL BIDDERS, including Kivells existing clients, will need to register with Kivells on the night of the auction in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (the "Regulations") - as of 26th June 2017.

Bidders will be required to provide one form of government issued photographic identity and a utility bill addressed to them at their home address, dated within 3 months of the date of the auction. Failure to do this, may prejudice your ability to bid on the night.

## **Online Bidding**

Online bidding registration will be available 10 days before each auction and all bidders must register at least 48 hours prior to the auction. For further information, please visit or contact your local Kivells office.

## **Buyer's Administration Fee**

All successful buyers at Kivells' Property Auctions should note that on exchange of contracts, a Buyer's Administration Fee of £2,000 plus VAT (Total: £2,400 inc VAT) is payable to Kivells on the night of the auction. This fee can be paid by either bank transfer, personal cheque or debit card.

Please note if the lot is sold prior to auction, or afterwards, these fees remain payable. There are no discounts for multiple lots purchased and you must consider this when bidding/offering prior.

All interested buyers are advised to review the Auction Legal Pack prior to bidding, this can be obtained from Kivells website and is free to download.

Any fees that are owed in addition to the buyer's administration fee will be included within the legal pack.

## **Solicitor**

Earl & Crocker solicitors, Market House, The Quay, Looe, PL13 1BP. Tel: 01503 265884

## **Auction Payment**

At the fall of the gavel the contract is legally binding and a 10% deposit (subject to a minimum fee of £5,000) will be required to be paid by the successful bidder. The deposit has to be paid to Kivells as auctioneers and can only be paid in the form of a cheque or bank transfer.

This deposit is also payable for all lots that are sold prior to auction.

ALL bidders must only bid if they can make this payment. Cheques must be drawn on a bank or branch of a bank in the United Kingdom, any other cheques may be rejected and it will be the responsibility of the purchaser to ensure they have the correct method of payment available at each auction.

## **Local Authority**

Cornwall Council, Chy Trevail, Beacon Technology Park, Bodmin, Cornwall PL31 2FR.

## **Easements, Wayleaves, Rights of Way**

The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

## **Boundaries**

Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the

interpretation of them, the question shall be referred to the vendor's agent whose decision acting as experts shall be final.

## **Plan of the Land**

The plan is based on Ordnance Survey extracts, and the areas are not guaranteed. Purchasers must satisfy themselves as to their accuracy.

## **Land Plan**

Not to scale and for identification purposes only.

## **Guide Prices**

Guide prices given are indications within 10% upwards or downwards of where the reserve price may be set at the time of going to print. Please note they are not an indication of the anticipated sale price or a valuation.

The reserve price is the minimum price at which the property can be sold, both the guide price and reserve price may be subject to change up to and including the day of the auction.

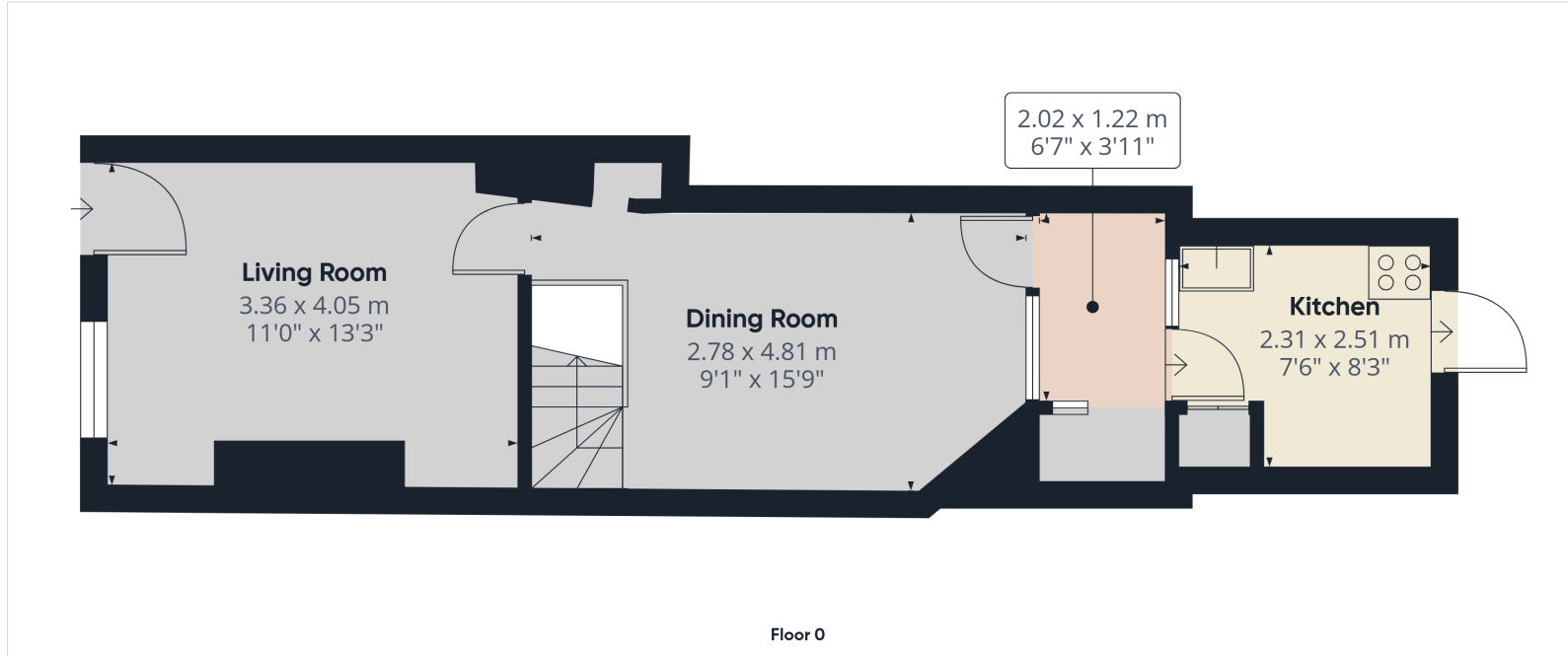
Please note that all prices listed, whether prior to or post auction, are subject to contract.

The Auctioneers and sellers accept no responsibility for any loss, cost or damage that a buyer may incur as a result of relying on any guide price. It is the buyer's responsibility to decide how much they should bid for any lot.

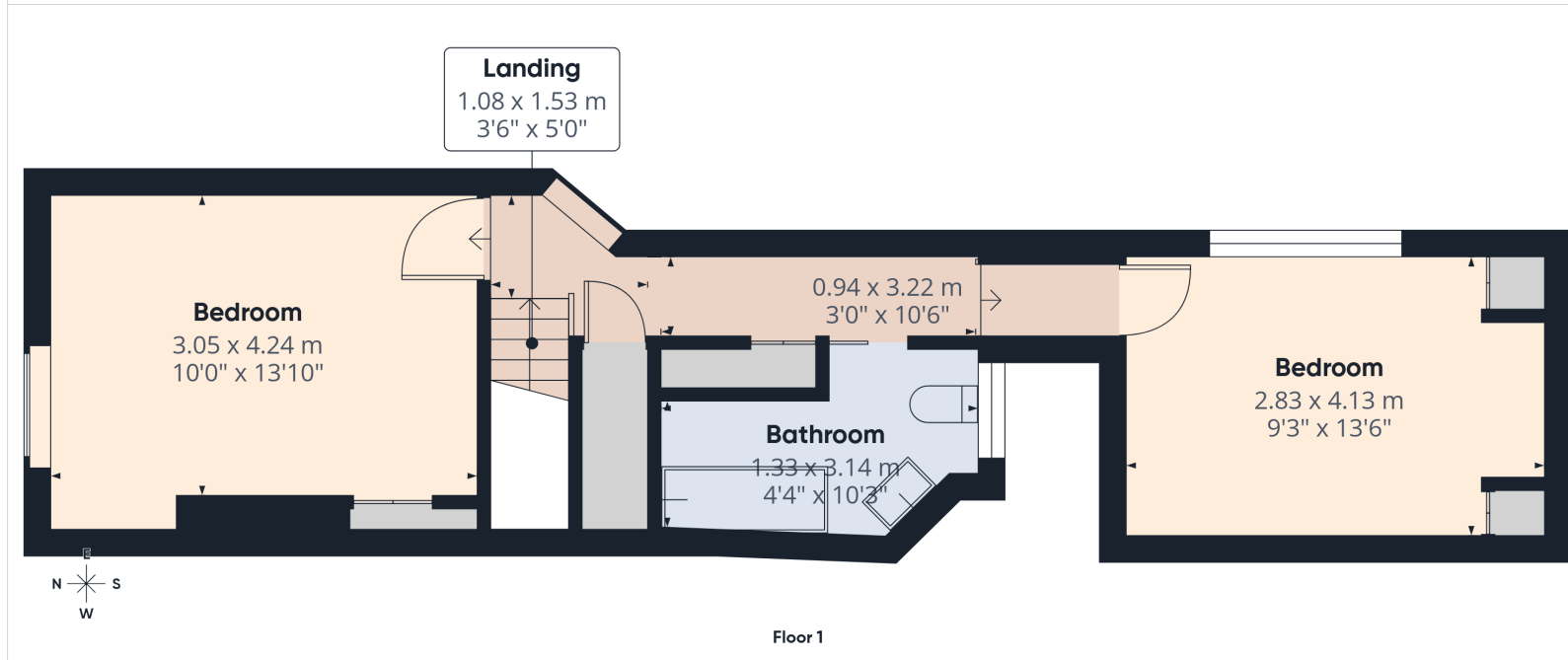
Please check with us for regular updates as guide prices are subject to change prior to the auction.

The guide price does not include the buyer's fee charged by the auctioneer or VAT which may apply to the sale or other amounts the seller may charge.

The seller's Special Conditions of Sale will state whether there are other seller's charges and whether the seller has elected to charge VAT on the sale price.



**Approximate total area<sup>(1)</sup>**  
72.7 m<sup>2</sup>  
780 ft<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Agents Note

The property is being sold by executors who have no prior knowledge of the property, therefore there is limited material information known about the property.

## Services

Mains water, electricity and drainage. All services remain untested.

 EE Rating - TBC

 Council Tax Band - B

 Directions

What3Words - majors.benched.weeks

 Virtual Tour

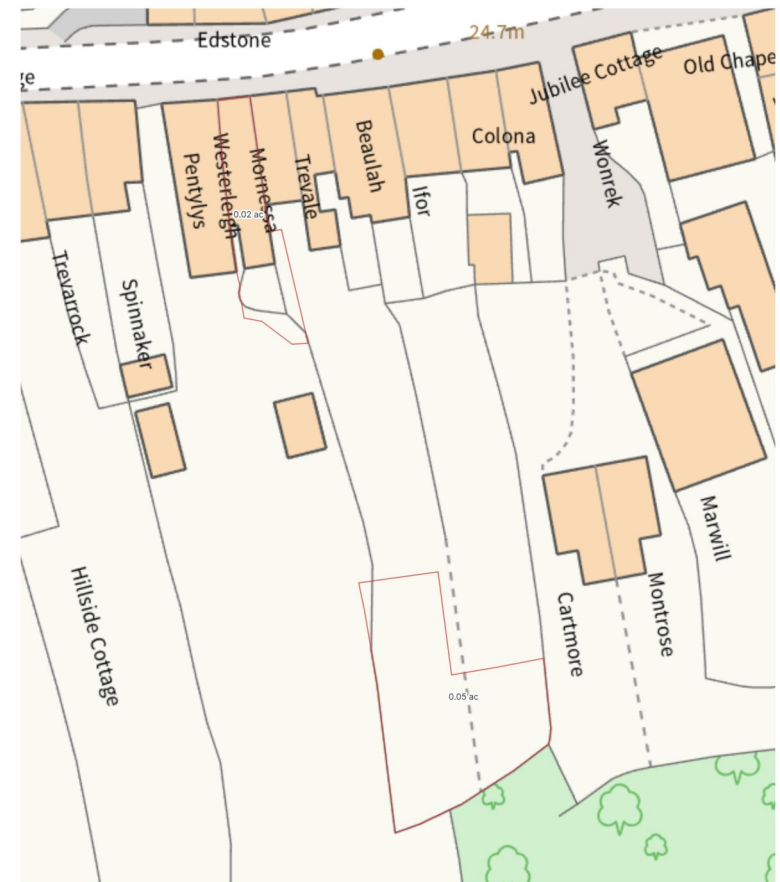
<https://tour.giraffe360.com/52a7863214d04ff691482a10c8d16a48>

## Viewings strictly by appointment only

Please ring **01579 345543** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website [www.kivells.com](http://www.kivells.com).

## Disclaimer

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