



GRADNA

South Cornish Coast







Plaidy, Looe, South Cornish Coast, PL13 1LF

One of the most coveted seafront houses in the southwest

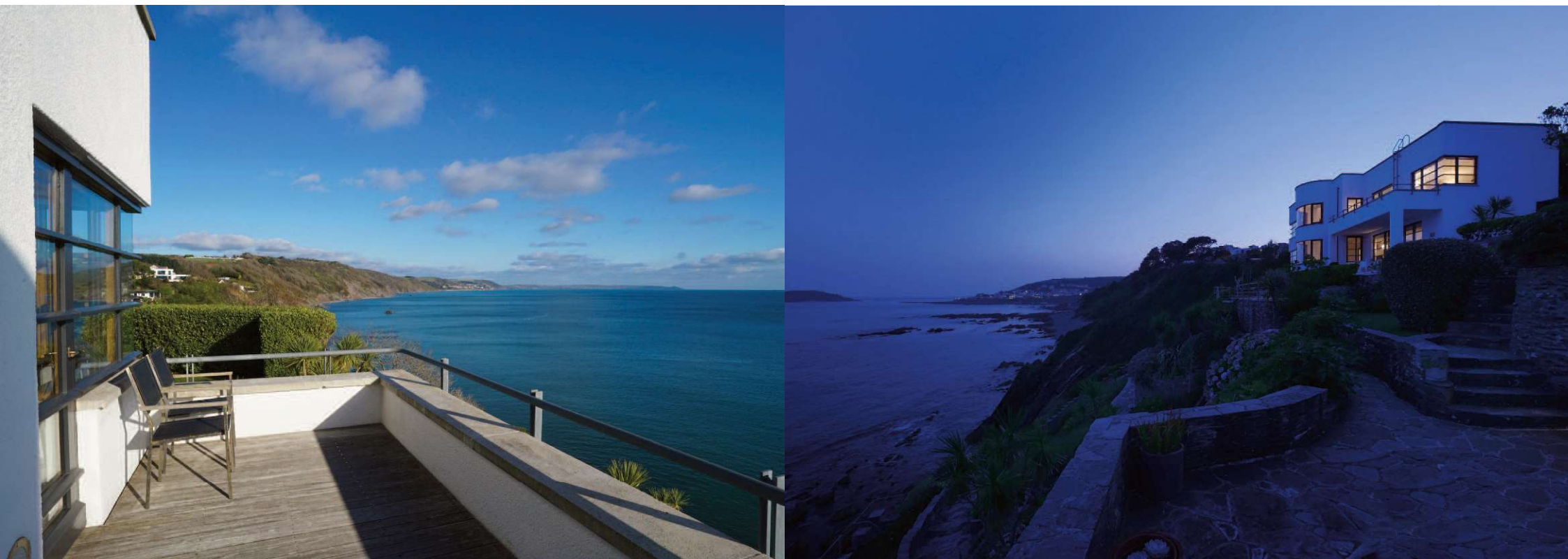
- Exemplary frontline seafront residence
- Incredible privacy and exclusivity
- Private access to beach and foreshore
- Three bedroom suites
- Two reception rooms
- Kitchen / breakfast room
- Utility / plant room
- Double garage with full size studio / workshop basement
- Private gated driveway with forecourt parking
- Lawns, cliff top terraces and meadow garden totalling 1.7 acres

Looe – 2 (0.75 by footpath); Polperro – 7;
Liskeard (mainline rail to London) – 8;
A30 at Lanhydrock – 20; Fowey – 26; Rock – 33;
Cornwall Airport (Mawgan Porth / Newquay) – 37

(all distances are approximate and in miles)

History

Gradna was built in the Art Deco style for the Wills Tobacco family in the 1930s as a seaside retreat. In the 1940s the property passed onto Lord Bath and the present Marquis of Bath (of Langleat fame) spent childhood holidays there. After standing empty for 20 years, Gradna was bought by a successful local businessman in 1990 who then embarked on a 10-year restoration project under the direction of the award-winning and highly respected Devon-based architect Stan Bolt with no expense spared. In 2016, Gradna became the seaside residence of world-renowned designer and exclusive perfumer Clive Christian O.B.E. who has since improved the property further with bespoke and highly curated furniture, kitchen, bathrooms and lighting to create a truly world-class coastal retreat.









Summary of accommodation

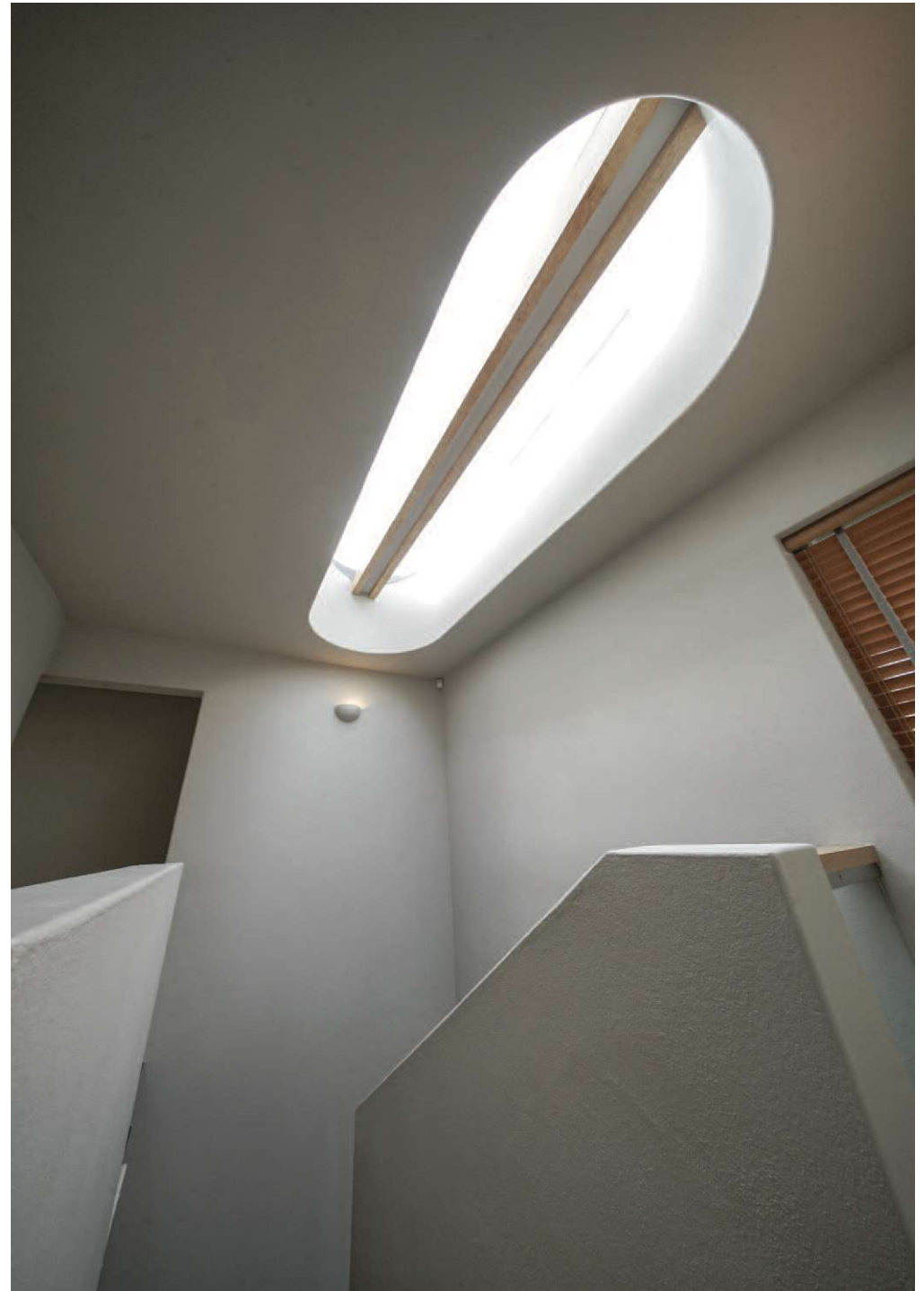
With its iconic architecture and mesmerising south Cornish coastal situation, this unique offering is complemented by world-class attention to detail with the internal finish faultless in terms of style and quality. Stan Bolt's vision and Clive Christian's exquisite taste combine beautifully to create a superbly executed finish whilst remaining exclusively understated – the perfect antidote to busy urban life.

A Stan Bolt design concept pivot door of solid oak opens into a double height entrance hall with slate floors leading to a large utility / plant room and staircase to the middle floor living accommodation.

The bespoke kitchen/breakfast room, sitting room and dining room extend across the front of the house, all enjoying truly mesmerising frontline and elevated panoramic sea views towards the Eddystone Lighthouse, Rame Head, St. George's Island and entrance to Looe harbour with its regular sailing activity. The elevation of Gradna is such that the curvature of the Earth can be seen along the horizon. The Clive Christian oak kitchen has been fitted to a professional chef's standards and incorporates Corian worktops and twin sinks, a Wolf cooker with full width extraction and marble splashback, Sub Zero fridge and US-made bronze and anodized light fitting. The sitting room features a French recessed woodburner and 2018-installed underfloor heating with brass grill. The dining room is centrally positioned between the kitchen and sitting room, ensuring sociable communication between living spaces, and an expansive part-covered slate terrace extends the full width of the house with each of the reception rooms enjoying direct access.

An open tread oak staircase with glass half landing leads up to the top floor, which is flooded with natural light by a magnificent and distinctive atrium. From the original five-bedroom layout, three spacious bedroom suites have been created, all with sea and coastal views, and two of them having access to the 23ft decked terrace, where there is also a ladder up to the copper roof. Two of the bedrooms include ensuite shower rooms with the master bedroom featuring a bespoke fitted dressing room (with access to the terrace) and adjacent bathroom. All shower/bathrooms are finished in marble and are fitted with Laufen sanitaryware.

GIA: 3,229 sq ft (300 sq m)











Garage / studio

The garaging at Gradna is an architectural gem with its convex copper roof, cedar doors and glazed rear elevation. The large garage space has an internal store to the side and spiral steps down to the spacious studio/workshop beneath. Double aspect and with an outlook of the meadow garden, this superb space would suit a variety of uses including an art studio, sculpture workshop, rehearsal/practice room or storage of watersports equipment, bikes and boards.

GIA: 1,184 sq ft (110 sq m)

Gardens

Gradna has spectacular terraced gardens, featuring many unusual and exotic plants, mature trees and shrubs. The principal garden areas are made up of a series of terraces made from Delabole slate with the upper terrace being 90ft in length and the second terrace 60ft. In all there are four terraces which lead to a gate giving access to the foreshore of which Gradna House enjoys ownership to mean high water. Galvanised steps fitted in 2018 give direct access to a tidal, sheltered and sandy beach.

A separate area of 'wild garden', known as the meadow garden, lies between the house and Plaidy Beach. High timber fencing ensure privacy from the house and the garden is populated with several pine trees and carpeted with Spring bulbs, daffodils and bluebells.

Location

Plaidy is an exclusive residential area just beyond East Looe, comprising a collection of sea-facing residential properties that separate the sea of Looe Bay from the beautiful Cornish countryside.

Plaidy sits in a relatively sheltered position between Hannafore Point in the west and Rame Head in the east. The towns of East and West Looe are set around a busy fishing harbour, with a range of shops, pubs and restaurants, as well as many picturesque streets of quaint fishermen's cottages. The area is a haven for yachtsmen and watersports enthusiasts, with Looe Sailing Club holding racing from March to October twice a week.



The southwest coastpath walk from Hannaford Point to the pretty harbour village of Polperro takes in Talland Bay where there is beach café providing a picturesque stop-off. A few miles inland is Looe Golf Club, an 18-hole golf course that was designed by the six-time British Open champion, Harry Vardon. The championship course at St. Mellion, designed by Jack Nicklaus, is just 16 miles away.

Services, tenure and general information

Freehold. Council Tax: G

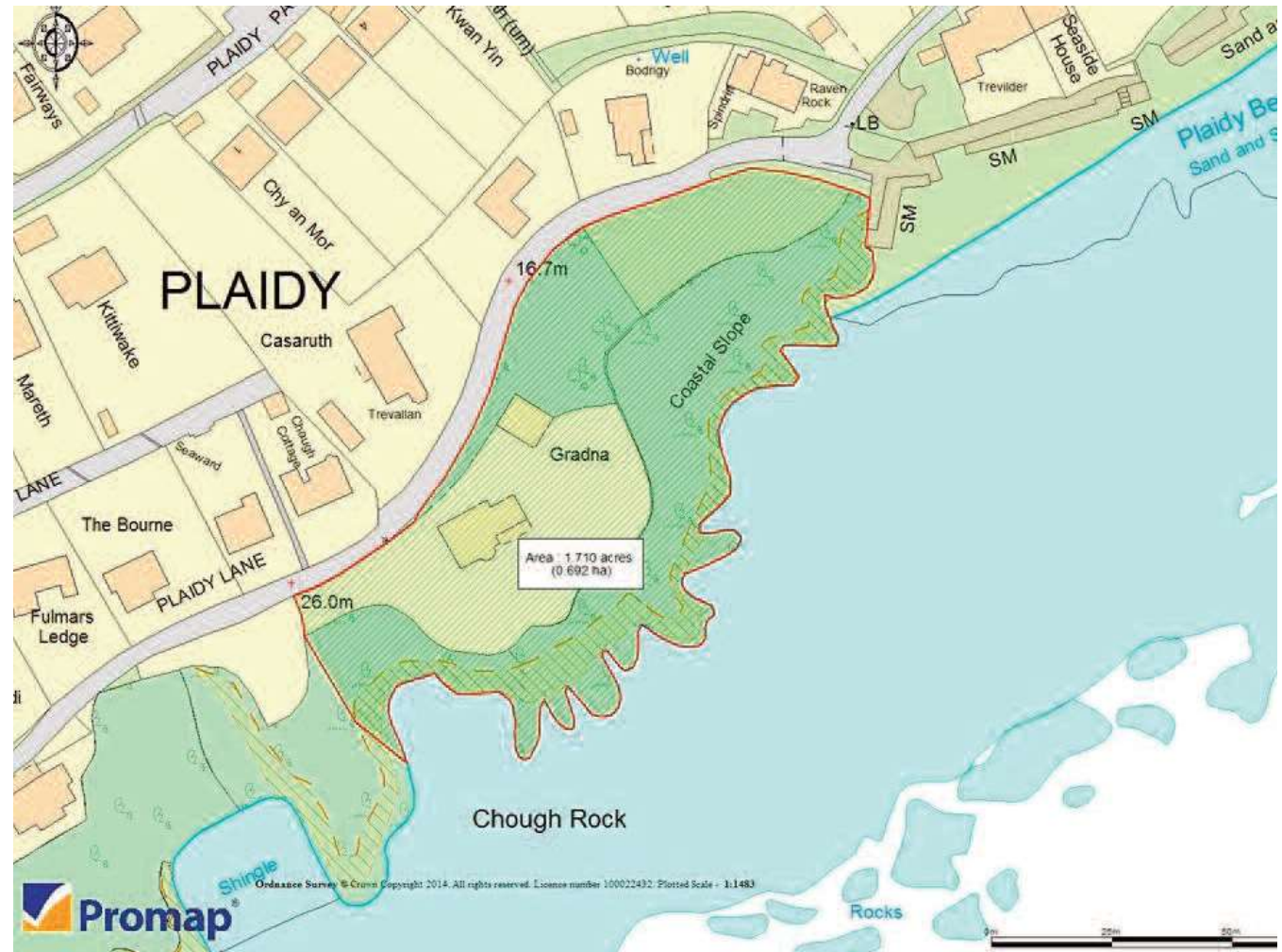
Mains electricity, water, drainage and gas. Gas central heating. Superfast Broadband is available in the postcode.

Directions

From the A38 at Liskeard, follow the sign to Looe and drive south through Horningtops and continue past Looe Golf Club. Shortly after the campsite, take the left-hand fork into Barbican Road passing Looe Community Academy on the right. Continue along Barbican Road and turn left into Hay Lane immediately after Looe Primary School. Continue down the hill and take the fourth right into Plaidy Lane. The lane narrows and bears sharply to the left. After a short distance, the driveway and gates to Gradna are situated on the right-hand side.

Fixtures and fittings

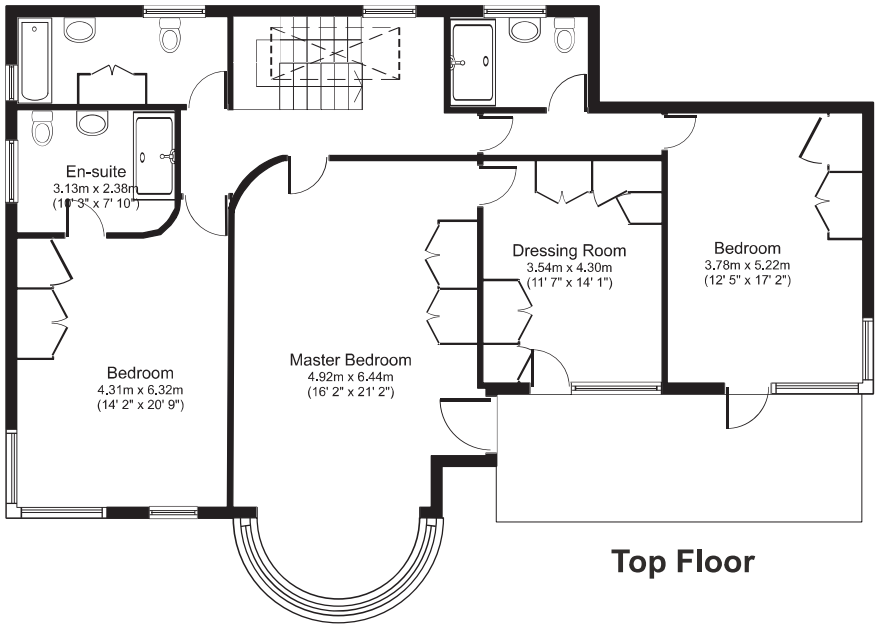
Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.



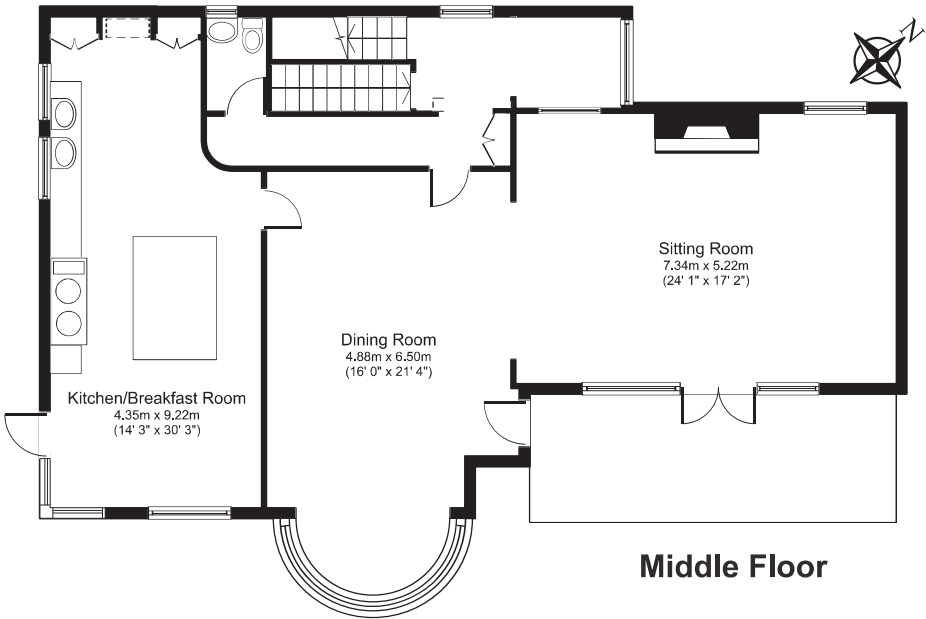
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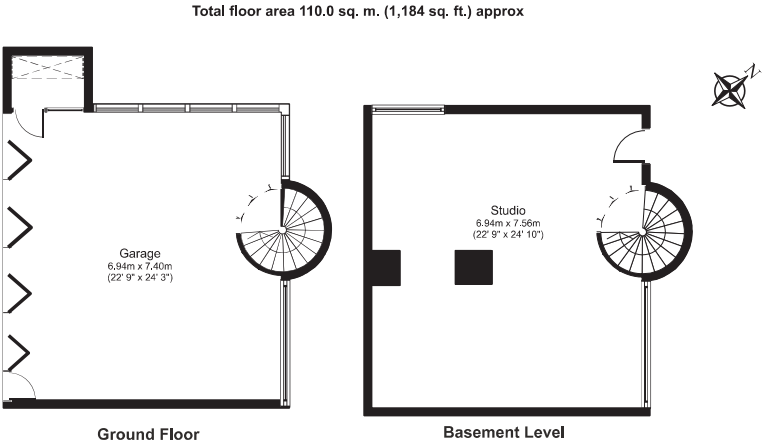
Total floor area 300.0 sq. m. (3,229 sq. ft.) approx



Top Floor

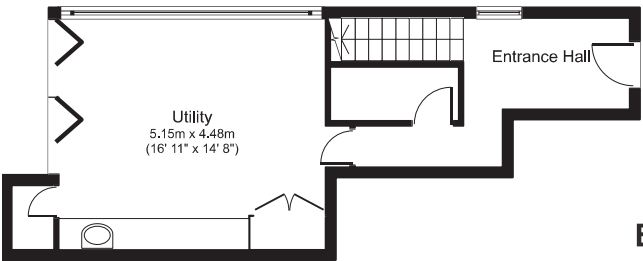


Middle Floor



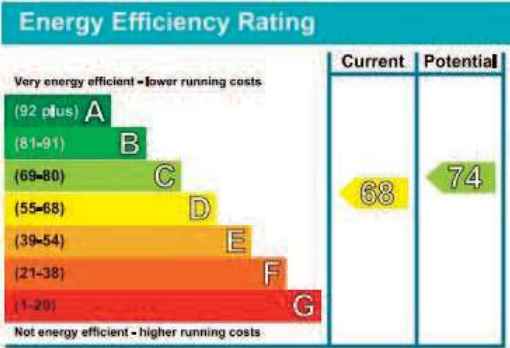
Ground Floor

Basement Level



Entrance Floor

Floor plans are for identification purposes only.
All measurements are approximate.





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