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## The Croft Landaviddy Lane, Polperro, Looe, PL13 2RT

Offers in excess of £650,000

A charming and picturesque detached 2 bedroom cottage with additional 1 bedroom self-contained annexe cottage, enjoying delightful elevated coastal views towards the harbour and of the sea beyond.

This incredibly pretty property is set within a tucked away and quiet position within this picture-perfect harbourside village. It has been much improved by the current owners and the main cottage offers a very comfortable 2 bedroom layout. The annexe is attached but there is also a great sense of privacy too.

Both parts of the property are very well presented throughout, with tasteful decoration and many parts have been updated and improved by the current owners. The main cottage provides good-sized accommodation that includes many delightful character features. The double aspect lounge is a very light and bright room with a large boxed bay window to the front that enjoys the delightful views. There is an atmospheric feature fireplace and the excellent light décor includes whitewashed exposed beams on the ceiling. The kitchen diner is set on the opposite side of the entrance hallway and it too enjoys good levels of natural light created from double aspect windows that includes a matching boxed bay window that has an outlook across the patio and some views of the village beyond. There is a cream coloured Aga in situ with matching shaker style kitchen units and contrasting black granite worktops. There is exposed oak style flooring and the beamed ceilings have also been whitewashed. Its elevated position affords it wonderful south-easterly views across the rooftops and cottages of the lower village, out into the harbour and to the open sea beyond.



Upstairs, the principal bedroom enjoys double aspect windows and probably the best views in the house stretching down across the harbour and out to sea. The second bedroom has two windows to the front and enjoys good views. At the rear of the first floor is a very nice modern shower room with white sanitaryware and beautiful modern tiling.

The well presented self-contained separate annexe is attached but it's accessed from a pathway that leads up the rear of The Croft. The accommodation provides a spacious open-plan kitchen living room that is also light and airy. It also enjoys some of the views towards the harbour from two windows at the front. The bedroom is located to the rear and it has an en suite shower room.

The sloping garden has an upper terraced area that is ideal for outdoor entertaining and there is a low maintenance sloping AstroTurf lawned area below. There is lapsed permission to excavate a small part of the AstroTurf and create a sizeable off-road parking area. The current vendors currently rent 2 parking spaces just a little further up Landaviddy Lane.

**Location**

Polperro is an idyllic fishing village positioned on the south coast of Cornwall, just over 6 miles to the east of the Fowey River and 4 miles west of Looe. Its harbour is the focal point of the village and the surrounding streets are lined with picturesque colourwashed cottages and houses, many of which date back hundreds of years as the village has been a working fishing port since the 13th Century. Polperro is now protected by its status as a Conservation Area, and the harbour is designated as an Area of Outstanding Natural Beauty. The village is a very popular destination for tourism but there is a thriving year round community as there is a primary school, multiple restaurants, pubs and shops including a Post Office, bakery and a general store.

A relatively short walk east along the South West Coast Path brings you to the two picturesque coves of Talland Bay, located approximately midway between Polperro and Looe. The main beach is the more westerly of the two coves and is known as Talland Sand, where the excellent Talland Bay Beach Café is located on the edge of the beach. Rotterdam Beach is on the opposite side side, overlooked by St Tallanus Church and has the Smugglers Rest Café. This is generally the slightly quieter of the two beaches as there is a little less sand and access is via steps. Both beaches are dog friendly throughout the year. Just above and overlooking the beaches is the award winning Talland Bay Hotel, that offers a bar and both relaxed and fine dining options from its two excellent restaurants.

East and West Looe are positioned on either side of Looe Harbour, connected by a fine old bridge. This popular coastal town offers an excellent range of shops, good restaurants and pubs, as well as many picturesque streets of pretty fisherman's cottages. The location is also perfect for those wanting access to sailing opportunities and there is a good quality golf course too.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Energy A	Energy B	Enviro A	Enviro B
Energy B	Energy C	Enviro B	Enviro C
Energy C	Energy D	Enviro C	Enviro D
Energy D	Energy E	Enviro D	Enviro E
Energy E	Energy F	Enviro E	Enviro F
Energy F	Energy G	Enviro F	Enviro G
Energy G	Energy H	Enviro G	Enviro H