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CHARLIE WILCOX COTTAGE QUAY ROAD, POLPERRO, LOOE, CORNWALL, PL13 2QZ

PRICE GUIDE £750,000





ICONIC HARBOURSIDE COTTAGE - In one of Cornwall's most coveted seaside settings - An historic and grade 2 listed cottage set immediately above the harbour and commanding stunning views over the beach, harbour and open sea beyond. Many Period Features, About 864 sq ft, 22' Sitting/Dining Room, Kitchen/Breakfast Room, Principal Bedroom with Ensuite Shower Room/WC, 2 Further Bedrooms, Family Bathroom, Rear Courtyard with BBQ area and Viewing Platform with Sea Views, Outhouse, Private Parking.

BEACH 25 YARDS, LOOE 4 MILES, FOWEY 6 MILES,
PLYMOUTH 23 MILES, NEWQUAY INTERNATIONAL
AIRPORT 35 MILES



LOCATION

Charlie Wilcox Cottage has a truly unique setting. It lies on the west side of the old fishing village of Polperro in an elevated position immediately above the harbour from where it commands absorbing views over the beach, sea, harbour and village. Indeed, there can be few better vantage points from which to watch the awesome magic of the sea.

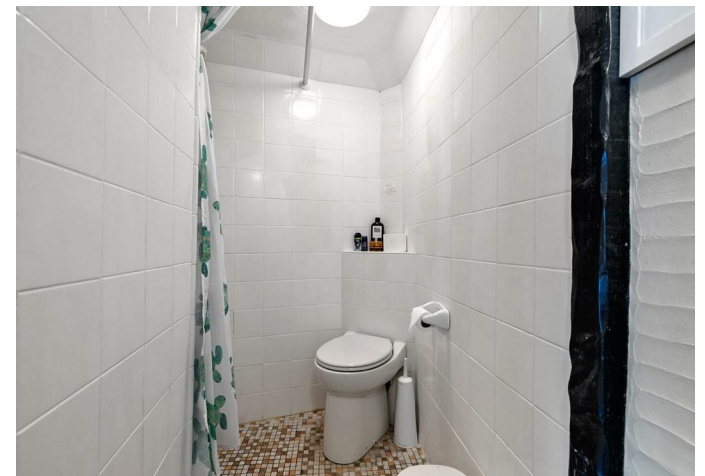
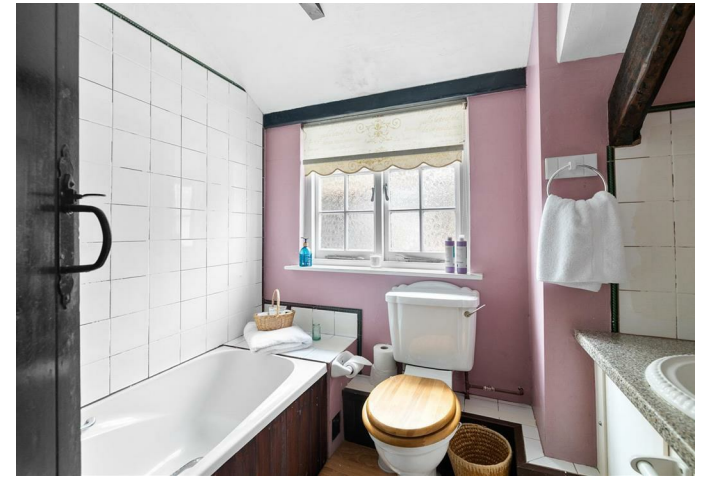
This prized location is within the Cornwall Area of Outstanding Natural Beauty on the Cornish Riviera, widely renowned for its mild climate and beautiful coastal landscape.

Polperro is steeped in history and famed for its 19th Century salted pilchard industry and legends of smuggling folklore. It is without doubt one of the most beautiful coastal villages in Cornwall, with its colour washed cottages huddled along quaint narrow streets around its famous fishing harbour, along with a selection of small shops, pubs and restaurants.

The South West Coast Path and surrounding land in the National Trust's ownership lies adjacent and provides fantastic walking and leisure opportunities along this unspoilt coastline.

Nearby, Polruan/Fowey and Looe are also picturesque, each with their own harbours and fishing fleets. Looe has a branch line railway to Liskeard which connects with the main line train to London Paddington (three and a half hours). The deep waters of the nearby Fowey Estuary are well known to the sailing fraternity. There are nearby golf courses including St Mellion and Looe Bindown. Plymouth has a cross channel ferry service and there is also an international airport at Newquay and a Waitrose supermarket at Saltash.







DESCRIPTION

Charlie Wilcox Cottage is full of character. This is an exciting opportunity to purchase a rarely available and harbourside cottage in one of the most iconic locations on the coastline of the South West.

Originally, the ground floor was a net "loft" for tarring and hanging the nets to dry. The accommodation is now interestingly laid out on three floors. The entrance door, at the sheltered back of the cottage, is at first floor level giving immediate tantalizing views down onto the boats below and out to sea. The beamed sitting room has a wood burning fire and exposed stone walls. A staircase, with an intriguing stone feature, leads down to the ground floor kitchen/breakfast room. At ground floor level, there is also a bedroom with en-suite wet-room/wc. On the second floor, there are two further bedrooms and a family bathroom/shower. All rooms have spectacular sea and beach views.

The property has been used as a private second home for nearly four years, previously the cottage had been successfully holiday let for over 35 years and our client is offering the property for sale furnished to enable it to continue immediate use either as a primary residence, second home or indeed holiday let.

OUTSIDE

Importantly the property has private parking for one car in the carpark at the rear of The Ship Inn (only 300 yards from the property). In addition there is vehicular access within about 100 yards of the cottage for the purposes of loading/unloading.

To the rear there is an outhouse and an enclosed courtyard terrace which is perfect for Summer barbecues - from here a short flight of steps lead up to a viewing platform - the perfect spot for enjoying the sea views.

EPC RATING - EXEMPT, COUNCIL TAX - D

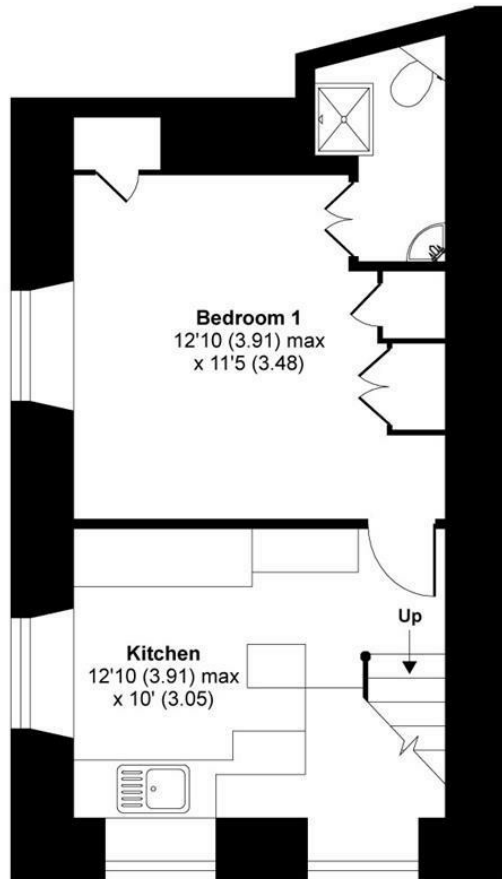
DIRECTIONS

Using Sat Nav - Postcode PL13 2QZ - Please talk to us regarding parking when booking your appointment to view.

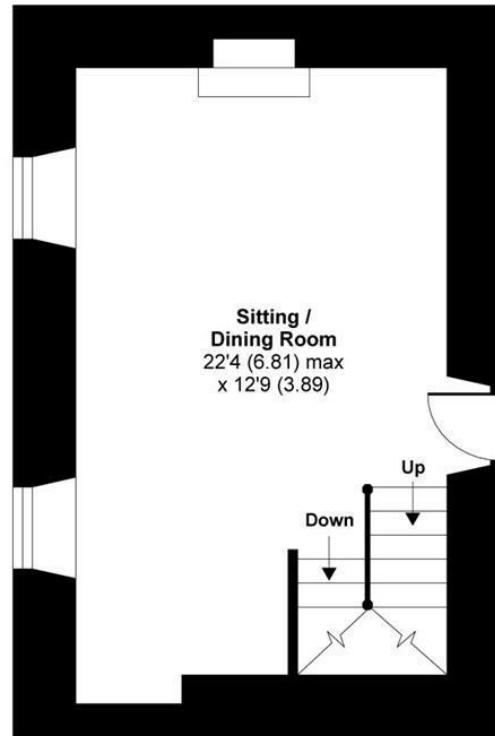


Quay Road, Polperro, Looe, PL13

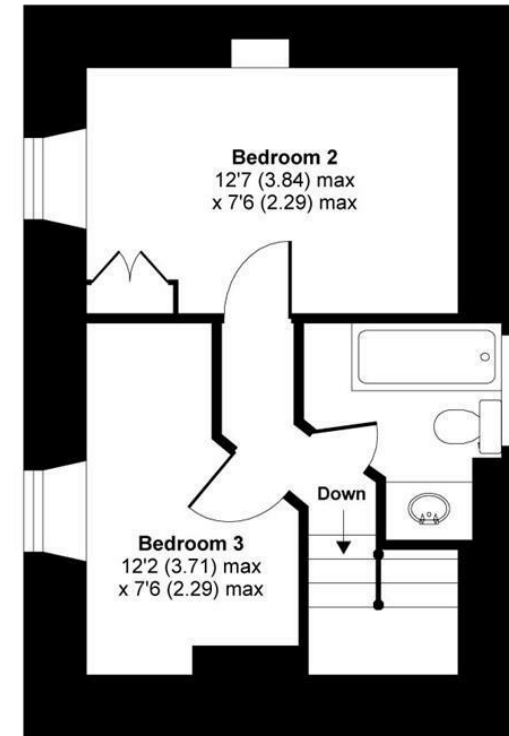
APPROX. GROSS INTERNAL FLOOR AREA 864 SQ FT 80.2 SQ METRES



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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