



Polperro House
Looe | Cornwall | PL13 2R

2-3 HILLSIDE







Description

Polperro House was originally two separate houses, now lovingly and intelligently joined into an impressive Grade II Listed house with a south facing garden enjoying its own mild climate with outstanding views of the historic harbour and on out to sea.

The house has its own unique history as the owner of the house at the beginning of the 1900's was the first person in the country to own an 'Automobile' which is recorded in the history books. Also, it belonged to a Famous local landscape Cornish artist, Herbert E Butler who studied at the Royal Academy.

Polperro House has 5 bedrooms and 2 reception rooms. The property is full of character with exposed beams and floorboards, working shutters and in the drawing room there is an inglenook fireplace. Part way up the stairs is the original built-in wig cupboard and many of the bedrooms have period fireplaces.

The well-equipped kitchen, with its hardwood flooring and bespoke shaker-style units, has a welcoming and bright feel. The property has been well maintained and the current owners have multiple 5 stars reviews from happy guests. The first floor presents with a twin room with vanity, a bunk bedroom for younger pirates and a large double en suite bedroom with gorgeous harbour views. The second reception room provides a cosy TV and games room to escape to. The second floor offers a magnificent master bedroom, enjoying breath-taking views out to sea with full en suite having a spacious shower and a traditional claw footed bathtub. On this floor is a guest bedroom with adjoining family bathroom with shower and bath. There are wonderful views of the harbour and out to sea from three of the five bedrooms, the first floor sitting room and the kitchen and sitting rooms on the ground floor.

The attractive and private terraced garden is south facing with a Mediterranean feel, perfect for al fresco dining and outside entertaining. At the front of the property there are secure wrought iron gates. Polperro House comes with a designated parking space with the option to purchase a second one by separate negotiation. The parking space is premium and within a five-minute walk.

Polperro House is currently running as a very much in demand premium holiday lettings business. However, there is no disputing what a fabulous family home Polperro house would make. Situated in the best position within the popular village of Polperro. The property offers a waterfront lifestyle and is within very easy walking distance to all the amenities that the village offers.























Location

Polperro is a village and fishing port originally belonging to the ancient Raphael Manor mentioned in the Domesday Book. Situated on the River Pol, four miles west of the major resort of Looe and 25 miles west of the major city and port of Plymouth. Plymouth offers hourly trains to London.

For those fortunate enough to live in Polperro or even have a short break, the experience is unique and charming in equal measures. The village has a close-knit community and a strong sense of history and tradition. The picturesque setting, with its narrow streets, colourful cottages, and scenic harbour, can make everyday feel like a postcard.

Polperro has kept its 17th Century architectural charm and has been a working fishing port since the 13th Century. This peaceful fishing cove was once a thriving centre for the area's smuggling. Today, fine wine, artisan bakers, and award-winning restaurants sit in the cellars where surreptitious smugglers once dodged Customs Officers.

Game fishing or pleasure cruises can be arranged from the quayside or take the cliff path to explore the secluded smuggling coves of Talland and Lantivet Bay. With its protected inner harbour full of colourful boats packed tightly into a steep valley on either side of the River Pol, the brightly and well maintained colour-washed cottages and twisting streets, Polperro offers surprises at every turn: the Saxon and Roman bridges, the famous House on Props, The Old Watch House, the fish quay, and the 16th Century house where Dr. Jonathan Couch, naturalist and grandfather of the celebrated writer Sir Arthur Quiller-Couch, once lived. The charm of the village is protected by its status as a conservation area, and the harbour is designated as an Area of Outstanding Natural Beauty. Polperro is one of the most attractive villages in the UK if not Europe.

<https://www.greatbritishlife.co.uk/magazines/cornwall/23393508.polperro-named-coolest-place-live-uk-2023>

Services

Mains electricity

Gas Range (Propane bottled)

Council Tax (Business Rates, Previously A)

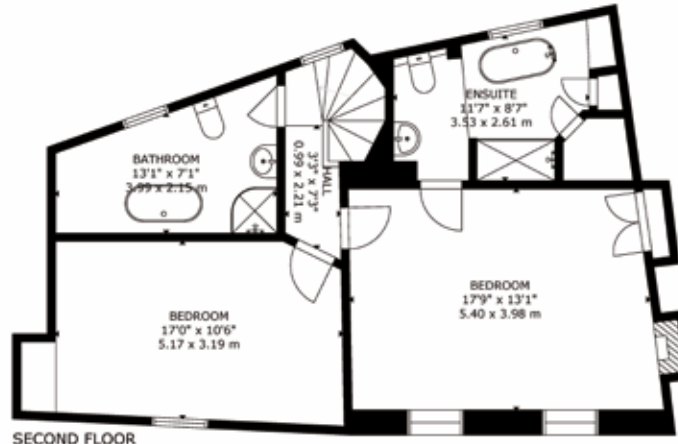




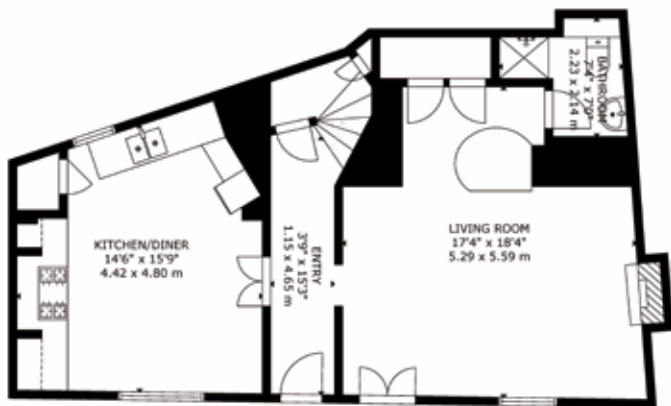




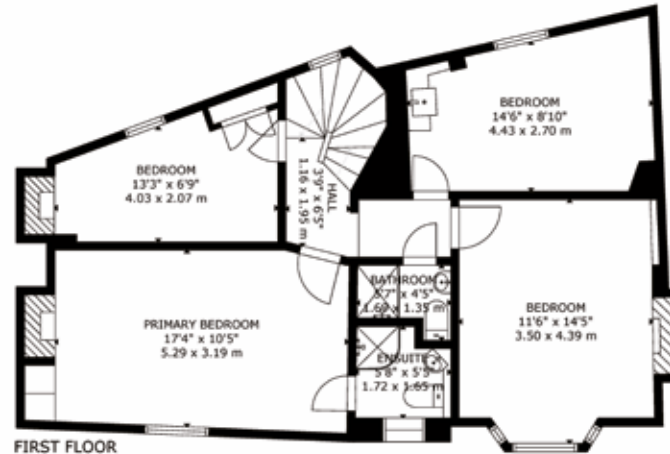




SECOND FLOOR

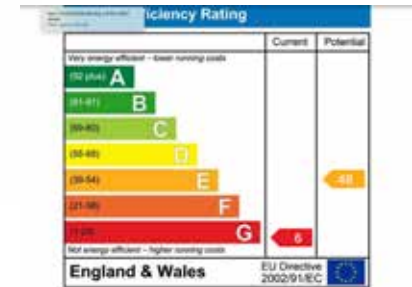


GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
 TOTAL: 201 m²/2,166 sq ft
 GROUND FLOOR: 64 m²/693 sq ft, FIRST FLOOR: 70 m²/752 sq ft, SECOND FLOOR: 67 m²/721 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY
 ©241 Photography for Fine and Country



Council Tax Band: A

Tenure: Freehold

Guide price £1,100,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 24.07.2024





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country
Tel: 01752 710966
plymouth@fineandcountry.com
40 Mannamead Road, Mutley, Plymouth, PL4 7AF

