



TYCARA

THE WARREN, POLPERRO, CORNWALL



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Situated on arguably the best road in the charming fishing village of Polperro; an impeccably presented, refurbished detached 4 bedroom family home occupying a coveted south west facing position that commands breathtaking panoramic views over the pretty fishing village, the inner and outer harbours, miles of open sea and the surrounding coastline. Beautifully situated amongst manageable, low maintenance landscaped private garden with quad bike access track from the village, this fantastic residence is the perfect coastal retreat/holiday home with the capability of providing lucrative holiday letting income if required.

SUMMARY OF ACCOMMODATION

Ground Floor: kitchen, dining room, sitting room, bedroom 2 (has been used as a garden room in the past), inner hall, bathroom, washroom.

First Floor: galleried landing with doors off to master bedroom and an en-suite shower room, 2 further bedrooms, family shower room.

Outside: raised slate paved terrace on the right hand side of the house with part slate, part gravelled path across the front of the property to a gravelled sitting area with hot tub, (available by separate negotiation). Lawned side garden with small slate paved terrace adjacent to the family room. The property has a gated access from The Warren which becomes the coastal footpath but is wide enough to provide quad bike access up to the house with a quad bike store.



Viewing strictly by appointment through the vendor's Sole Agent:

Lillicrap Chilcott

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Tel: 01872 273473 **Fax:** 01872 273474

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LOCATION

Polperro is one of only a small number of still active fishing ports with its picturesque harbour nestling in the centre of an attractive array of period houses and buildings associated with the fishing trade.

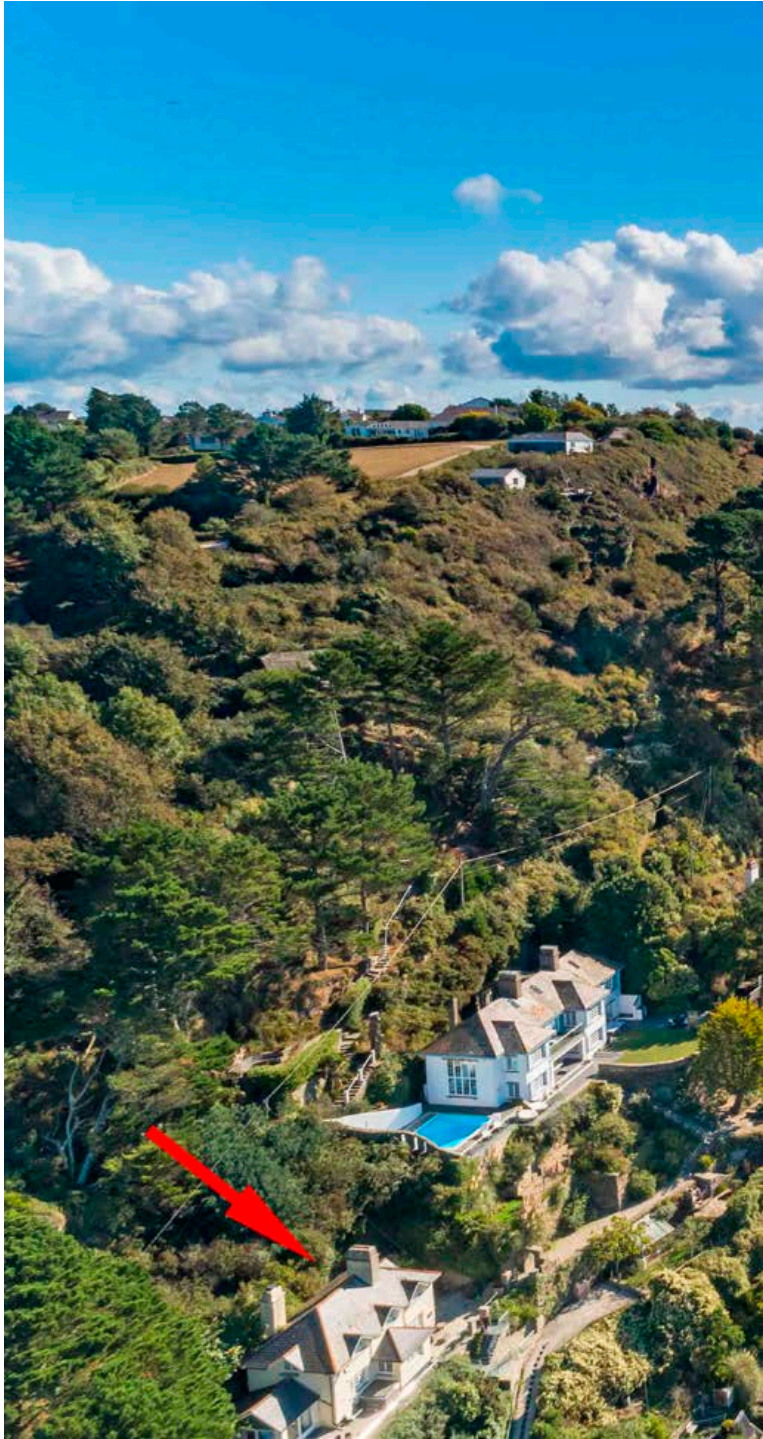
Polperro has strong associations with a smuggling past with the village and coastal waters around it providing an excellent route for contraband. The still active fishing fleet contribute to a bustling harbour centre to the village with fresh catches of fish and shellfish landed on the quays regularly.

The village is now designated as a Conservation Area and the coastal footpath which runs through the village, can be accessed immediately below Tycara. To the north are Lansallos and Millendreath which have their own sandy beaches and southward is Talland Bay where there is a further sandy beach and café.

Polperro has an excellent array of local shops providing

adequately for day to day needs with further shops available in the fishing village of Looe to the north and the nearby market town of Liskeard which also has a mainline railway station with a direct link to London Paddington and a further array of shops, supermarkets and trading estates.

Polperro is well connected by road to the A38 which remains largely dual carriageway to the city of Plymouth in Devon and proceeds northwards to Exeter where it joins the national motorway network. The coastal road northwards leads along the Tamar River up to Torpoint providing a car ferry crossing to the city of Plymouth which offers an extremely wide array of leisure, commercial and retail facilities with marinas and chandlery services. Polperro and the village of Looe provide overwintering for yachts and pleasure craft with the East Looe River providing sheltered moorings by application.





DESCRIPTION

Tycara is an extraordinarily attractive detached extremely manageable and beautifully presented family home believed to date from circa 1925. The property enjoys arguably one of the best positions in the highly sought after coastal fishing village of Polperro. The house enjoys an elevated, virtually due south facing position, commanding spectacular 180° sea and coastal views stretching back up the valley beyond the village taking in all the bustling activity of the inner and outer harbours with southerly views out across miles of open sea and the surrounding coastline.

The property has evidently undergone a painstaking and quality refurbishment which now includes bespoke hardwood kitchen units, modern white sanitaryware, beautiful stone tiled or exposed wooden floors with electric underfloor heating throughout. Each room has its own 'smart' individual thermostatic control allowing the heating to be controlled remotely.

This property could provide a beautiful main residence or the perfect bolthole/coastal retreat which, due to its stunning views and setting, can provide a lucrative holiday letting income if required. The fixtures and fittings may be available by separate negotiation including the hot tub and the property already has an established history of holiday letting.

The current owners rent garaging and parking space in the car park at the top of the village from which a quad bike can transfer luggage up to Tycara leaving two short flights of steps to transfer luggage to the house. There is a stone shed with a slate roof half way up the quad bike track, suitable to leave quad bikes in if leaving them at the property. If a purchaser didn't wish to have their own quad bike and rent a garage, we understand there is a quad bike service provided to the village to ferry luggage to and fro. Once at the house the property enjoys excellent privacy with no houses above it whilst its 'eagle eerie' position provides incredible views.

The beautifully presented accommodation has a distinct air of quality in its finish. The bespoke kitchen opens onto a lovely triple aspect dining room with a door out onto the front terrace and windows enjoying the fantastic views. The dining room is semi open-plan to an inner hallway accessing the stairs and a separate bathroom, beyond that is a beautiful sitting room with feature log burning stove, double glazed windows looking out over the sea and, attractive natural wood flooring. Twin glazed panelled doors and steps drop down from the sitting room into a family room which is used as a ground floor double bedroom with sliding double glazed doors to the gardens.

On the first floor a galleried landing with oak balustrading and floorboards has doors radiating outwards to the master bedroom and en-suite shower room which has a large shower area with steam function and seating for two. There are two further bedrooms, both with fitted wardrobes and all the bedrooms enjoy the fantastic sea and coastal views. The family shower room is to the rear with a modern white suite and complementary stone tiling, a utility cupboard in this room currently houses a washing machine and tumble dryer. Planning permission has been granted for a single storey extension to the kitchen. The plans can be inspected on Cornwall Council's Planning portal under Application Number: PA20/08507.

The outside spaces are low maintenance, private and extremely useable.

THE ACCOMMODATION COMPRISES

(all floor plans and dimensions are approximate)

There are two entrances from the front terrace into the house, one of which accesses the dining room the other the kitchen.

KITCHEN – 17'7" x 8'2", broadening to 9'8" at one end. A lovely dual aspect room with double glazed small paned windows to the front providing panoramic views down over the entrance to the harbour and out over open sea. A further small paned window looks over the side garden and a half glazed door opens onto a side terrace. The kitchen is beautifully fitted with a range of quality bespoke oak fitted cabinets comprising a full height range of fitted cupboards with drawers to the base, a further range of fitted drawers with oak splashback and oak worktop surface above. 1½ bowl inset white ceramic sink unit with chromium mixer tap and cupboards beneath, inset stone tiled recess with electric cooker panel point, stone tiled flooring, peninsula breakfast bar with shelving beneath, inset ceiling downlights, wall mounted shelved cupboard housing the electric circuit breaker boards. Space for upright fridge freezer, coved ceiling, inset ceiling stereo speaker, wall mounted thermostatic control.

DINING ROOM – 11'5" x 9'3". Semi open-plan to an inner hallway. This is a beautiful triple aspect room with a large walk-in bay with small paned double glazed windows on two sides facing directly south, overlooking the village and providing panoramic views across the harbour and out to open sea. To one side is a half glazed door opening on to a front terrace. Stone tiled flooring, part coved ceiling, part vaulted. Inset ceiling downlighters, wall mounted thermostatic control, large, walk-in



lockable storage cupboard, currently used for linen storage and cleaning equipment etc. a very useful facility when holiday letting.

SITTING ROOM – 17'5" into chimney breast recesses x 13'9". Small paned double glazed windows provide lovely views out over the harbour and open sea. Broad oak planked flooring, impressive fireplace with raised slate hearth on which stands a wood burning stove with a white moulded surround and mantel. Television aerial lead, coved ceiling, inset ceiling downlighters. Twin glazed doors open onto the:-

GARDEN ROOM / BEDROOM 2 – 15' x 11'4". A beautifully light dual aspect room with double glazed sliding patio door and adjacent window opening onto front terrace and providing lovely southerly sea views. A further sliding patio door with

large window to the side, opens onto the side garden and a raised slate paved patio area. Stone tiled flooring, wall mounted thermostatic control, inset ceiling downlighters.

INNER HALLWAY. Stone tiled flooring with a turning oak staircase ascending to the first floor. Off this hallway is a door opening onto the:-

BATHROOM. Large white moulded roll top bath with chromium mixer tap and shower attachment, stone tiled flooring and walling with two inset mirrors an electric speaker point and doorway to.

WASHROOM. White suite comprising a low level wc, broad white ceramic sink with mixer tap set on a vanity cabinet with attractive wooden fronted cupboard below, stone tiled flooring and walling with inset wall mirror above the sink, inset ceiling



downlighters, small paned window to the rear.

A turning oak staircase with half landing height leaded light window ascends to a:-

GALLERIED FIRST FLOOR LANDING. Oak floorboards and balustrading. Coved ceiling with air vent for the Positive Air Input Ventilation system. Doors off to:-

BEDROOM 1 – 12'4" x 12'2". Dual aspect with a lovely triangular small paned double glazed window providing stunning views down into the harbour and facing due south with lovely views straight out across the open sea. Built-in double wardrobe with attractive oak doors, further small paned window providing lovely views up through the village and along the valley and also overlooking the inner harbour. Oak floorboards, television aerial

point, coved ceiling with inset ceiling downlighters, loft hatch access. Wall mounted thermostatic control. Door to:-

EN-SUITE WET / SHOWER ROOM. Walk-in shower cubicle with concertina glazed door opening onto a large area of travertine tiled flooring with stainless steel floor drain. Fitted shower with side jets, rain head, flexible shower spray hose, steam room function and two fold down hardwood wall mounted seats. Two inset wall stereo speakers, wall mounted thermostatic control, inset ceiling downlighters. Low level wc, white ceramic wash hand basin with chromium mixer tap and vanity cabinet beneath, small window to the rear, electric shaving point, extractor fan, inset ceiling downlighters.

BEDROOM 3 – 13'8" x 9'9". A beautiful dual aspect room with a large triangular window with small paned double glazed



panels, providing fantastic southerly views straight out across the entrance to the harbour and out over miles of open sea. Part vaulted ceiling with inset downlighters, further triangular small paned window overlooking the side garden, broad oak floorboards, skirting boards, built-in wardrobe cupboard with hanging rail space and shelving, wall mounted thermostatic control.

BEDROOM 4 – 8'6" x 8'2". Large triangular window providing stunning views over the harbour and the open sea, fitted with double glazed small paned windows, oak floorboards, coved ceiling with inset downlighter, built-in wardrobe cupboard with hanging rail space and shelving, further built-in storage cupboard both with attractive bespoke wooden doors.

FAMILY SHOWER ROOM. White suite comprising a fully stone tiled style shower cubicle with fitted shower and chromium fittings, inset ceiling downlighter, extractor fan, low level wc. White ceramic wash hand basin with chromium mixer tap and vanity cabinet below, stone tiled flooring and walls, two small paned windows overlooking the rear garden, inset ceiling downlighters, extractor fan. Built-in storage cupboard with room for washing machine and tumble dryer.

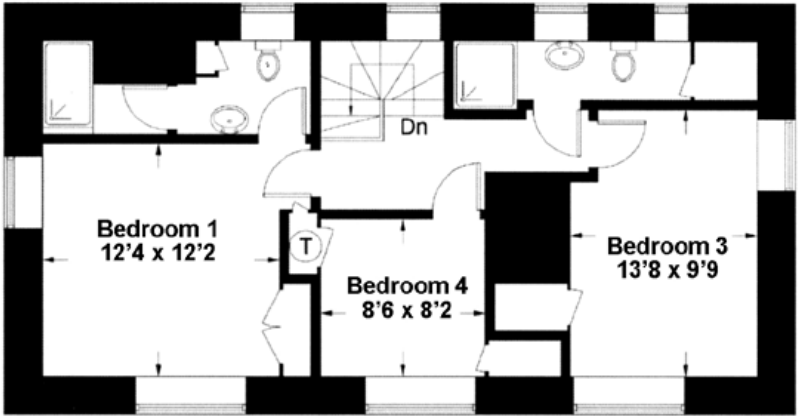


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

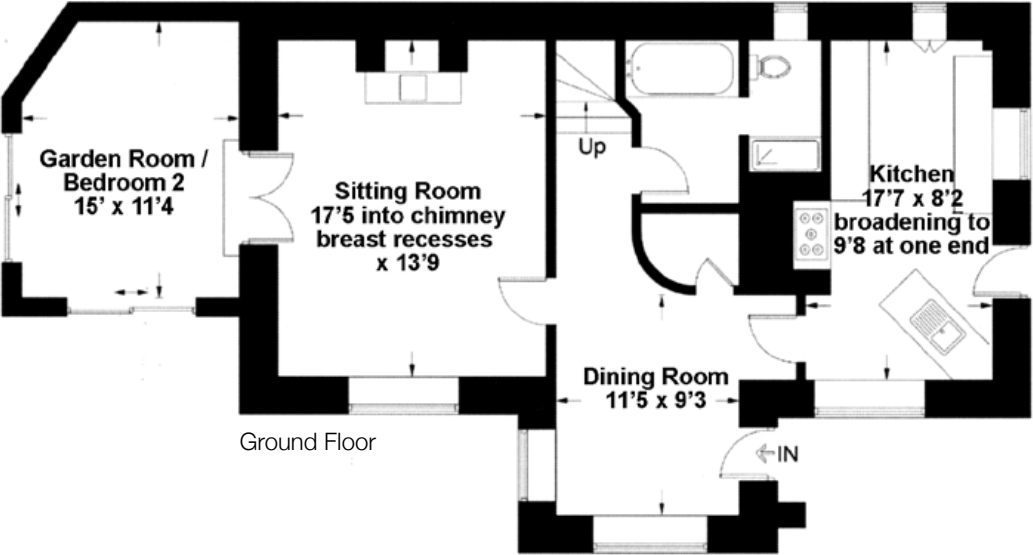
Tycara

Total Approx Floor Area: 1570 sq ft / 145.9 sq m

For identification only – Not to scale.



First Floor



Ground Floor





OUTSIDE

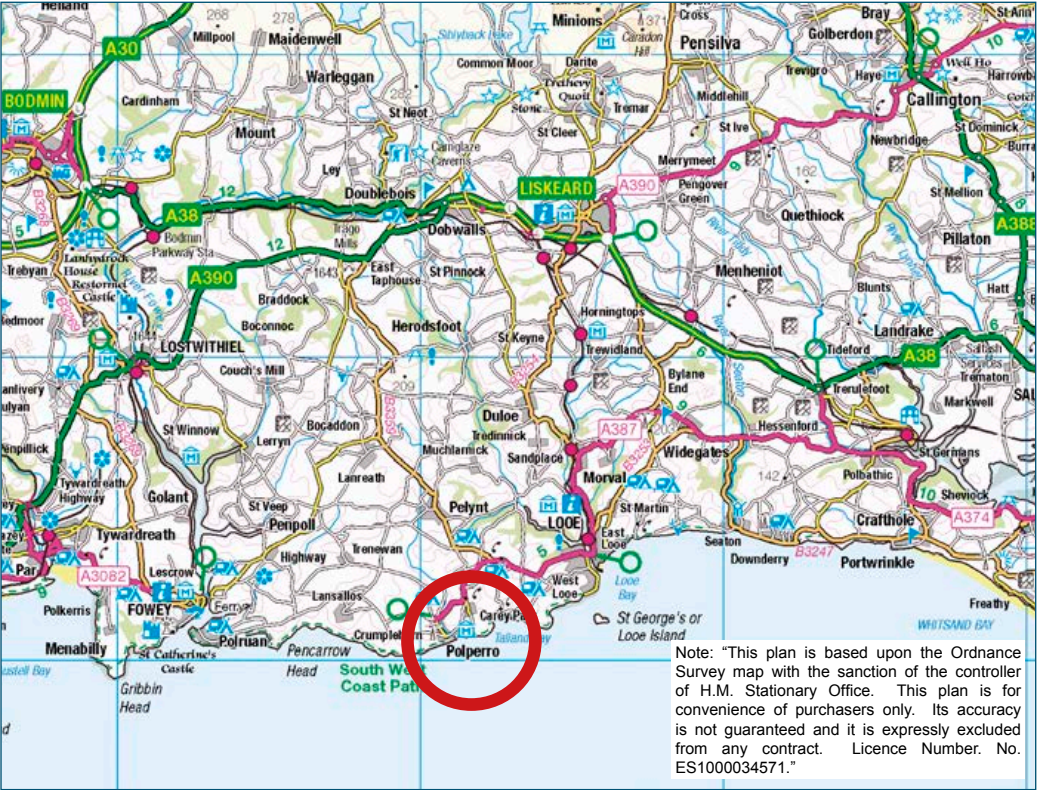
Tycara is approached from The Warren, shortly before it turns into a coastal footpath leading round to Talland Bay. Tycara is approached through black twin opening metal gates which provide pedestrian and quad bike access. The gates open onto a concreted quad bike track with central slate pedestrian steps, both of which lead up in through the gardens which are hedged on either side to a halfway plateau with a storage shed on one side for the quad bike. The quad bike track and steps then continue on up to a concreted turning area at the top which serves both Tycara and its neighbour Seaways. From this turning area a stone path with turning slate steps ascend up to the house, featuring glazed and stainless steel stanchions and safety panels.

At the top of the steps are two stone slate capped pillars opening onto a broad stone terrace which proceeds part way across the front of the house and steps up to a further terrace on the right hand side with raised flowerbed in one corner featuring two olive trees with a timber garden shed to one side and outside lighting. There is a footpath access along the back of the house which also provides a further storage area and there are external power sockets adjacent to the patio. The surround to the side patio is carved cliff with hanging plants providing a lovely sheltered south facing environment from which to enjoy the panoramic sea and coastal views. There is an electric meter set into the side wall of the house and outside security and courtesy lighting.

A gravelled pathway proceeds from the stone paved areas across

the front of the house with stainless steel and glazed stanchions, handrail and safety panels, to a broad gravelled sitting area in front of the bedroom 2/family room. A wooden pedestrian gate opens onto a side slate patio beyond which is a well tended lawn with attractive low shrub borders and well planted flower and shrub beds rising up the cliff behind it. This is a lovely sheltered area to sit, also south facing and enjoying fantastic sea and coastal views.

From the lawn a flight of steps ascends to a further gravelled sitting area with nicely planted surrounds providing lovely views out over the village, harbour and sea. There is a fitted hot tub on the front gravelled sitting area which may be available by separate negotiation.



Note: "This plan is based upon the Ordnance Survey map with the sanction of the controller of H.M. Stationary Office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. ES1000034571."

GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – PL13 2RD.

SERVICES – Mains water, mains electricity, mains drainage, electric underfloor heating. For Council Tax see www.mycounciltax.org.uk.

COUNCIL TAX BAND – F (see www.mycounciltax.org.uk).

DIRECTIONS – Drive down into the village of Polperro and at the bottom of the hill when you come to a roundabout there is a car park on your right hand side. Park in the car park and

walk down into the village, until the road does a 90° bend, at that bend bear left and follow this road for a few hundred yards and then bear right into Talland Street marked 'dead end and the harbour'. Follow Talland Street, which then becomes The Warren, through several twists and turns and eventually you will come to some black gates on the left hand side as The Warren broadens out. To the left of these gates is the name tag Tycara. Open the gates and proceed up the concreted ramp and steps and Tycara is at the top on the left.

HOLIDAY LETTING – Our clients currently holiday let Tycara and confirm that the bookings have produced income over the last few years as follows:-

2019	£44,772.04
2020	£36,434.56 (with an additional £17,295.68 in cancellations due to Covid)
2021	£69,444.48
2022	£55,256.60 (our clients used the house for around 4 weeks during the summer in addition to their normal visits and a family member moved to Devon so they spent more time there in peak season than they would normally)

AGENT'S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable

description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**





THE **CORNWALL** ESTATE AGENT

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