



Lily House



Looe - 4.5 miles Plymouth - 27 miles
Polruan - 6 miles

A handsome Grade II Listed character home set in the heart of this picturesque harbour village

- Grade II Listed
- Four bedrooms
- Master en-suite
- Character features
- Farmhouse style open plan kitchen/diner
- Stone paved courtyard
- Garage & parking
- Formerly a successful holiday let
- Freehold
- Council Tax Band F

Offers In Excess Of
£650,000

SITUATION

Lily House nestles in the heart of the picturesque village of Polperro. The village offers a variety of shops, restaurants, galleries and day-to-day amenities and is a popular tourist destination with the South West Coastal Path running through the harbour.

The town of Looe is around 4.5 miles away with more comprehensive amenities. Mainline railway stations can be found at Liskeard and Bodmin Parkway (13 miles). The city port of Plymouth can be accessed via the A38 and offers an extensive range of shopping, commuting, commercial and leisure amenities, including a ferry port serving Northern France and Spain.

DESCRIPTION

Lily House with an imposing facade is South facing and located in the centre of this popular village, offering a rare opportunity to acquire a successful holiday let or permanent family home with parking and a cobbled terrace area.

The spacious accommodation offers good size reception rooms, which can be arranged as either one or two rooms with doors opening out onto the southerly facing terrace. The impressive open plan kitchen/dining room is a fabulous entertaining space and the generously proportioned first floor bedroom accommodation includes a master bedroom with en suite and a smartly presented bathroom.

ACCOMMODATION

Entering through the front door to the inner porch, a door opens into the main reception room with exposed wooden beams and oak flooring. Exposed stone chimney breast either end with open fireplace and double doors leading onto the cobbled terrace. This room can also be split to create two nicely

proportioned sitting areas. Good size open plan kitchen diner with oak flooring, a range of wall mounted and under counter cupboards and drawers with glass fronted display cabinet, space for a dishwasher, solid wooden worktops with inset Belfast sink, space for fridge freezer and Rangemaster gas oven and hob. Good ceiling heights and double doors opening out onto the courtyard, a door to a utility area with plumbing for a washing machine and tumble dryer. Ground floor wc.

The first floor landing is partially galleried with a stained glass window allowing plenty of natural light. Generously proportioned master bedroom, including an en-suite with shower enclosure, wash hand basin and wc. Bedroom two with bay fronted window. Two further bedrooms, each with their own door out onto a shared balcony overlooking the village. Family bathroom, fully tiled with wooden floor, freestanding roll top bath, hand wash basin and wc.

OUTSIDE

The property has a gated entrance into stone cobbled parking area with space for three cars plus access to a single garage, Southerly facing Al Fresco dining area. The front courtyard with raised borders, ivy hedging and barbeque area, making this great for entertaining and enjoying the atmosphere of the village.

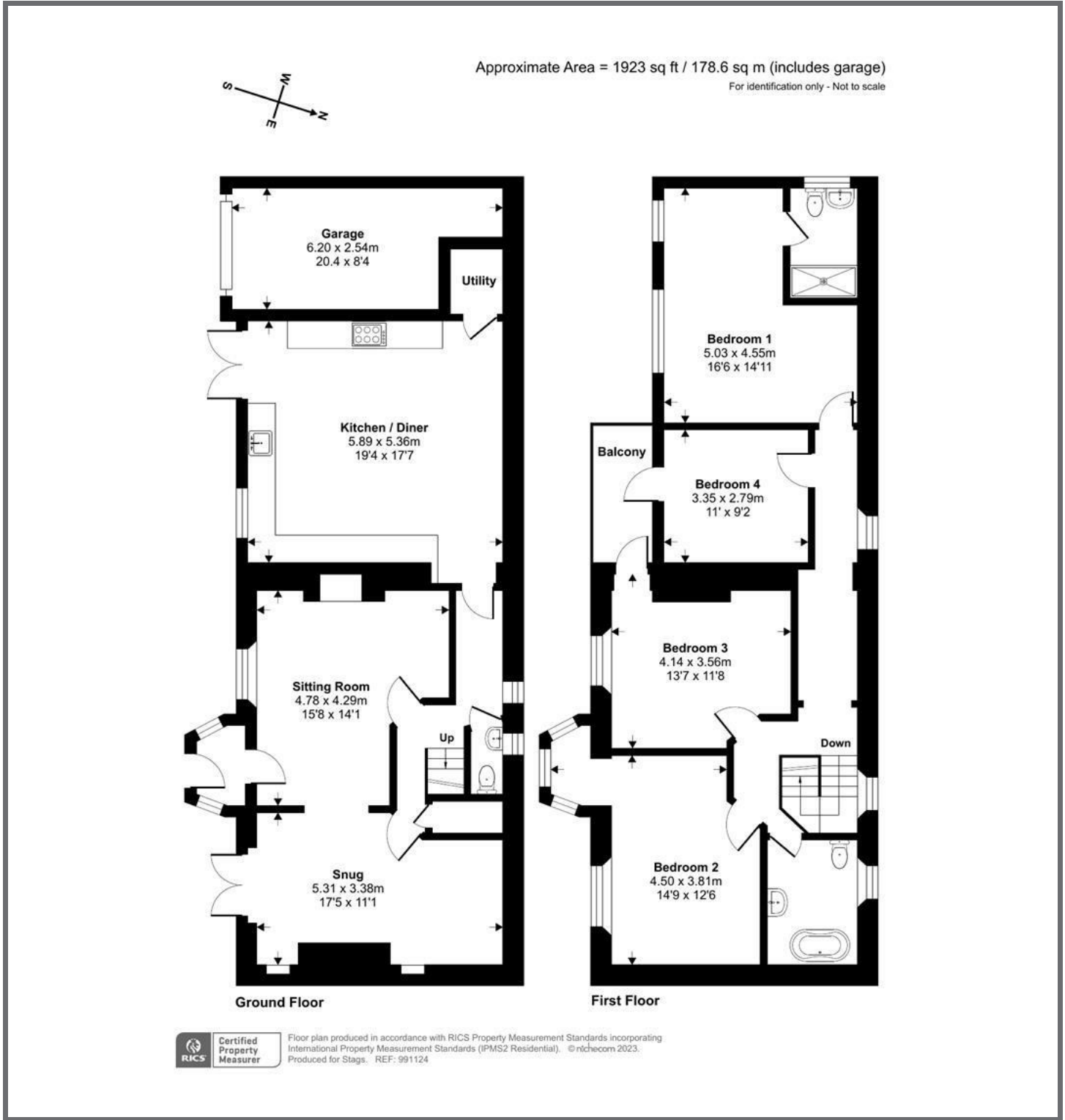
SERVICES

Mains Electricity. Mains Drainage. Mains Water. Electric Central Heating. Full mobile coverage via EE and Three are available at the property.

DIRECTIONS

Lily House has parking so you may enter the restricted zone. Drive into the village and watch for the Claremont Hotel on your left. Turn immediately right towards the Model Village. Lily House is immediately on your right.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69-88) C	(55-65) D
(55-65) D	(49-54) E	(41-45) F	(35-39) G
		50	25
<small>Not energy efficient - higher rating costs</small> <small>Net energy efficient - higher rating costs</small>		<small>EU Directive 2002/91/EC</small>	

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