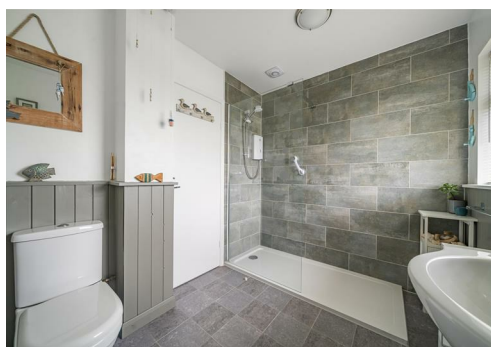




Robin Hill



Polperro village, 1 mile walk, Looe 4 miles, Fowey 7 miles and Plymouth 23 miles.

Sitting within a prime coastal location, this well-presented spacious bungalow boasts generous and versatile accommodation along with unrivalled stunning sea views.

- Detached Four/Five Bedroom Bungalow
- Prime Sought After Coastal Location
- Unrivalled Sea Views
- Versatile Accommodation
- Mature Generous Garden
- Driveway Parking
- Solar Panels
- Freehold
- Council Tax Band E

Offers In Excess Of
£700,000

SITUATION

Robin Hill is situated in a prime position within the exclusive area of Brentfields, just a stones throw from the South West coastal path connecting Looe, Tolland Bay and Polperro and within an Area of Outstanding Natural Beauty. This fantastic property is perfect for those seeking tranquillity and relative seclusion, yet within walking distance of local amenities. The village offers a variety of shops, restaurants, galleries and day-to-day amenities. Polperro is a popular tourist destination with the South West Coastal Path running through the harbour. The town of Looe is 4 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, schooling and leisure amenities, including a ferry port serving Northern France and Spain and the Paddington to Penzance Railway service.

DESCRIPTION

A detached property situated in a peaceful and private cul-de-sac. The property is situated in a prime coastal location which enjoys stunning sea views from the private garden. This well-presented bungalow is light and spacious throughout with versatile accommodation of generous proportions.

ACCOMMODATION

This wonderfully spacious, single storey home has a convenient entrance porch which gives access to the hallway, doors lead to an attractive fitted modern

kitchen, family bathroom, separate newly refurbished shower room and four/five double bedrooms. The large Sitting room is quite charming with exposed beams, parquet flooring, a wood burning stove and a pleasant outlook over the garden and far out to sea. The sitting room also has doors through to the kitchen as well as providing access to a large conservatory, which the current Vendors have had a variety of uses for over the years, from entertaining and family space to use as a breakfast room when serving Air B&B guests. Bedrooms two & four both have lockable doors to the Conservatory. The kitchen leads through to the separate Utility room which can also be conveniently accessed from the front garden too. The property has 6 solar panels that are owned, not on lease.

OUTSIDE

The rear garden is mainly laid to lawn with a generous paved sun terrace running the length of the property, perfect for admiring the unrivalled panoramic sea views and alfresco dining and entertaining in the warmer months. The sheds in the rear garden have power along with the Summer House/Office which also has cabled internet. Other external features include a vegetable plot.

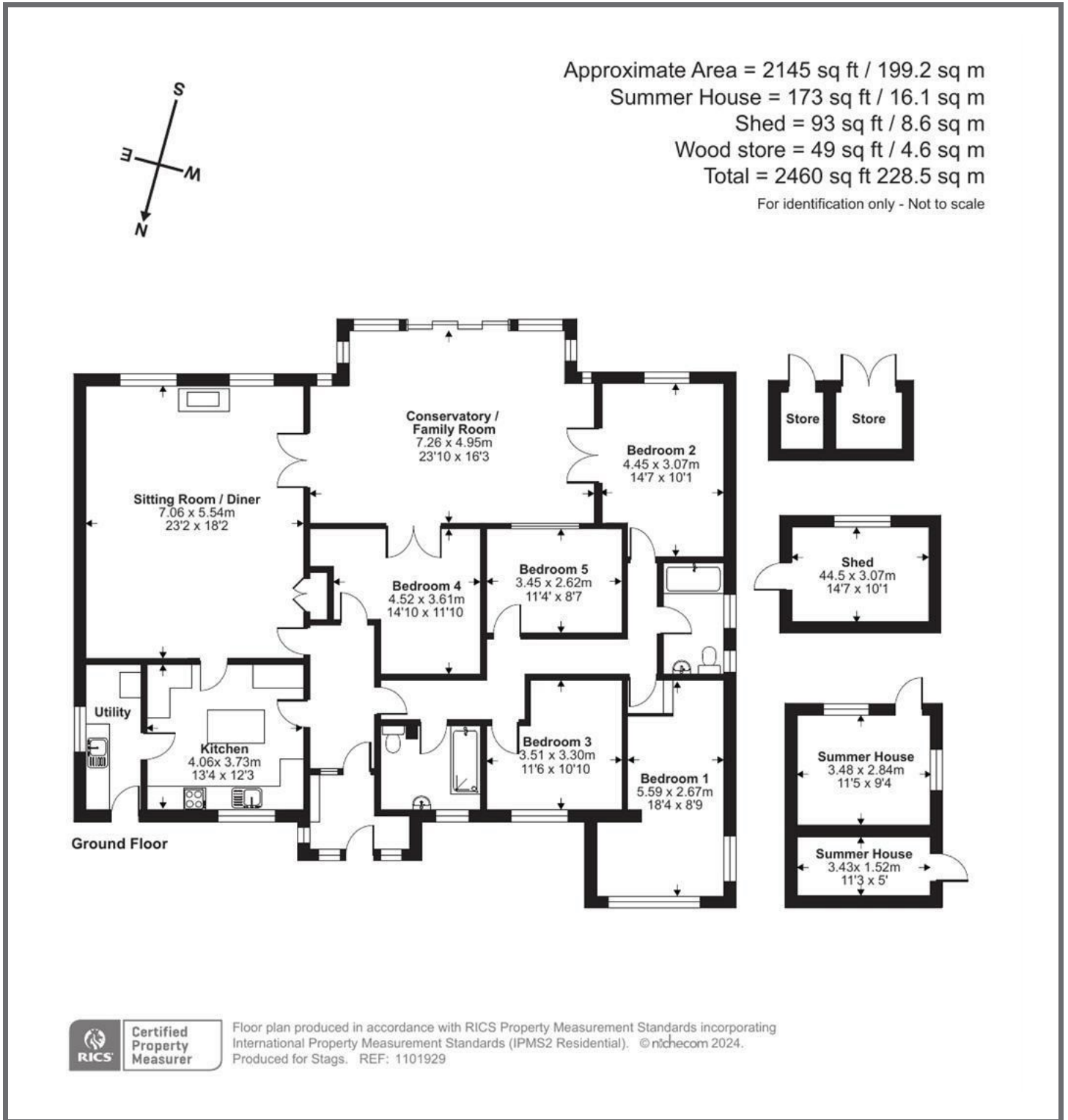
SERVICES

Oil Fired Central Heating
Mains Electricity/Water/Drainage
Owned Solar Panels – 2.5KW
Mobile availability from standard providers

DIRECTIONS

What3Words -
///snooze.working.downs





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	(67) C	(73) D
(82-91) G	(69-78) E		
(51-62) F	(35-50) G		
(1-48)			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2020/9/18	

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