



1 Head O'Ditch

1 Head O'Ditch, Talland Hill, Polperro, Looe, PL13 2RY



SITUATION

Polperro is rightly recognised as one of the most picturesque villages on the Cornish coastline, with its tiny fishing fleet and quaint streets with numerous restaurants, galleries and pubs. The harbour provides a temporary haven for visiting yachts. There are numerous beaches, coves and inlets within easy access of the village. The scenery in this part of Cornwall is remarkably unspoilt and beautiful and the area is thought to be one of the most scenic stretches of the world famous South West Coast Path. The River Pol runs centrally down through the village, which is straddled by a variety of intertwined cottages and bridges. Polperro is a popular destination for visitors and has a good selection of shops and restaurants. These facilities help to create and hold a thriving and vibrant community. The popular nearby towns of East and West Looe, about 4 miles away, provide a further range of facilities including a branch railway line. The A38 is only about 20 minutes' drive to the north, connecting to Plymouth City Centre with its historic waterfront and vibrant university, large modern shopping mall, Theatre Royal and the world famous Hoe is about 45 minutes' drive away. Plymouth also provides an excellent 3 hour direct commuter service to London Paddington and a popular continental ferry port, with links to Brittany and Northern Spain.

DESCRIPTION

1 Head O'Ditch is a delightful one bedroom cottage with well presented accommodation situated traditionally over two floors. There is a sun terrace to the side of the property and a private

parking space for one car close by. This charming property would lend itself to a second home by the sea or a successful holiday let business – or why not combine the two!

ACCOMMODATION

The ground floor accommodation is open plan and combines a small but functional, bespoke solid wood kitchen, with integrated washing machine and fridge, dining area and lounge – the feature fireplace has a working multi fuel stove, perfect for those chilly evenings. Stairs rise to the first-floor double bedroom which is of a good size and benefits from built in storage and an En-Suite shower room. There are beautiful sea views from all windows.

OUTSIDE

A paved sun terrace to the side of the property is the perfect place to enjoy your morning coffee. There is a private parking space for one car close by.

SERVICES

Mains water, drainage and electricity. Heating is electric. Underfloor Heating to Ground Floor. Multi Fuel Stove in Sitting Room. The property has no flood risk. Based on the latest data available to Ofcom, the mobile coverage EE and Superfast broadband is available at the property. Grade II Listed

DIRECTIONS

What3Words -
///averts.bombshell.dated

Looe approx. 4 miles. Liskeard approx. 14 Miles
Plymouth approx. 25 Miles

A beautifully presented cottage with an abundance of charm and character, sea views and private parking all within walking distance of the heart of coastal village of Polperro.

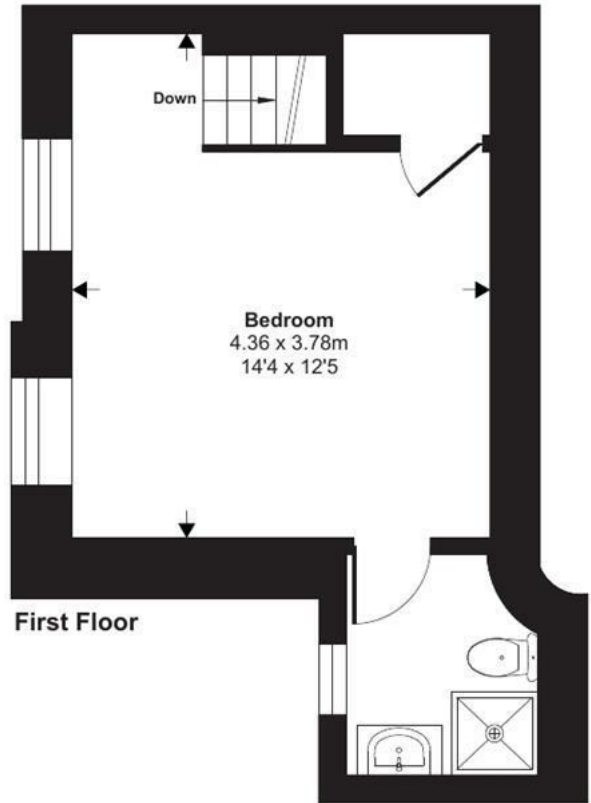
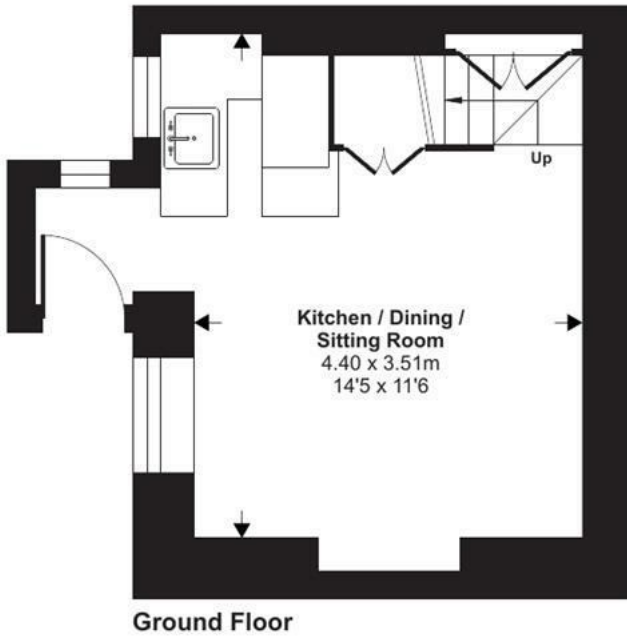
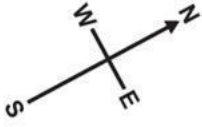
- Fantastic Location
- Sea Views
- Beautifully Presented & Maintained
- One Double Bedroom
- En- Suite Shower Room
- Nearby Private Freehold Parking Space For One Car
- Successful Holiday Let
- Freehold
- Council Tax Band B
- Grade II Listed

Guide Price £295,000



Approximate Area = 414 sq ft / 38.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1133358

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
(91-100) A	Very energy efficient - lower running costs		96
(81-90) B			
(71-80) C			
(61-70) D		44	
(51-60) E			
(41-50) F			
(1-40) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

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