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## 3 Coastguard Cottages



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

A charming two bedroom period cottage situated in a prime coastal position within a conservation area with far reaching sea views, front and rear garden and parking.

- Mid Terraced Cottage With Sea Views
- Reception Room with Working Fireplace
- Attractive Shaker Style Fitted Kitchen
- Utility Room
- Two Double Bedrooms
- Three Piece Family Bathroom
- Front & Rear Gardens
- Easy Access to Coastal Paths
- Private Parking
- Freehold - Council Tax Band B

**Guide Price £300,000**

#### **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**

Coastguard cottages were built around 1880 as homes for Coastguards who were tasked with reducing the smuggling of Rum and Brandy from the Channel Islands during the 18th & 19th Centuries. This charming two bedroom cottage, is situated in an elevated, south westerly position above the harbour of Polperro. The property is located on a private road off sought after Talland Hill and benefits from parking for one vehicle and enjoys incredible sea views from the front garden, lounge and master bedroom.

#### **ACCOMMODATION**

The property briefly comprises entrance hallway with staircase leading to the first floor and door into the sitting room which is a good size reception room with stunning sea views and a working fireplace. The attractive shaker style kitchen has a range of matching units and coordinating worktops with ample space for dining furniture. The door from the kitchen leads through to a rear lobby and in turn through to the separate utility room with space and plumbing for appliances and W/C. The rear lobby also has a door to the rear garden. The first floor landing gives access to the three piece family bathroom and two bedrooms – the Master bedroom boasts superb far reaching sea views. The rear bedroom has open views over the field behind.

#### **OUTSIDE**

There is a pleasant garden to the front of the property and has a large paved patio as well as a lawn area, with steps down to the parking area, where there is an allocated parking space for one car. The rear garden offers space and potential for further garden projects and is currently a blank canvas.

#### **SERVICES**

Mains Electric, Mains Water & Drainage  
Based on the latest data available to Ofcom mobile coverage from EE & Three are likely at the property.  
Superfast broadband is available at the property.

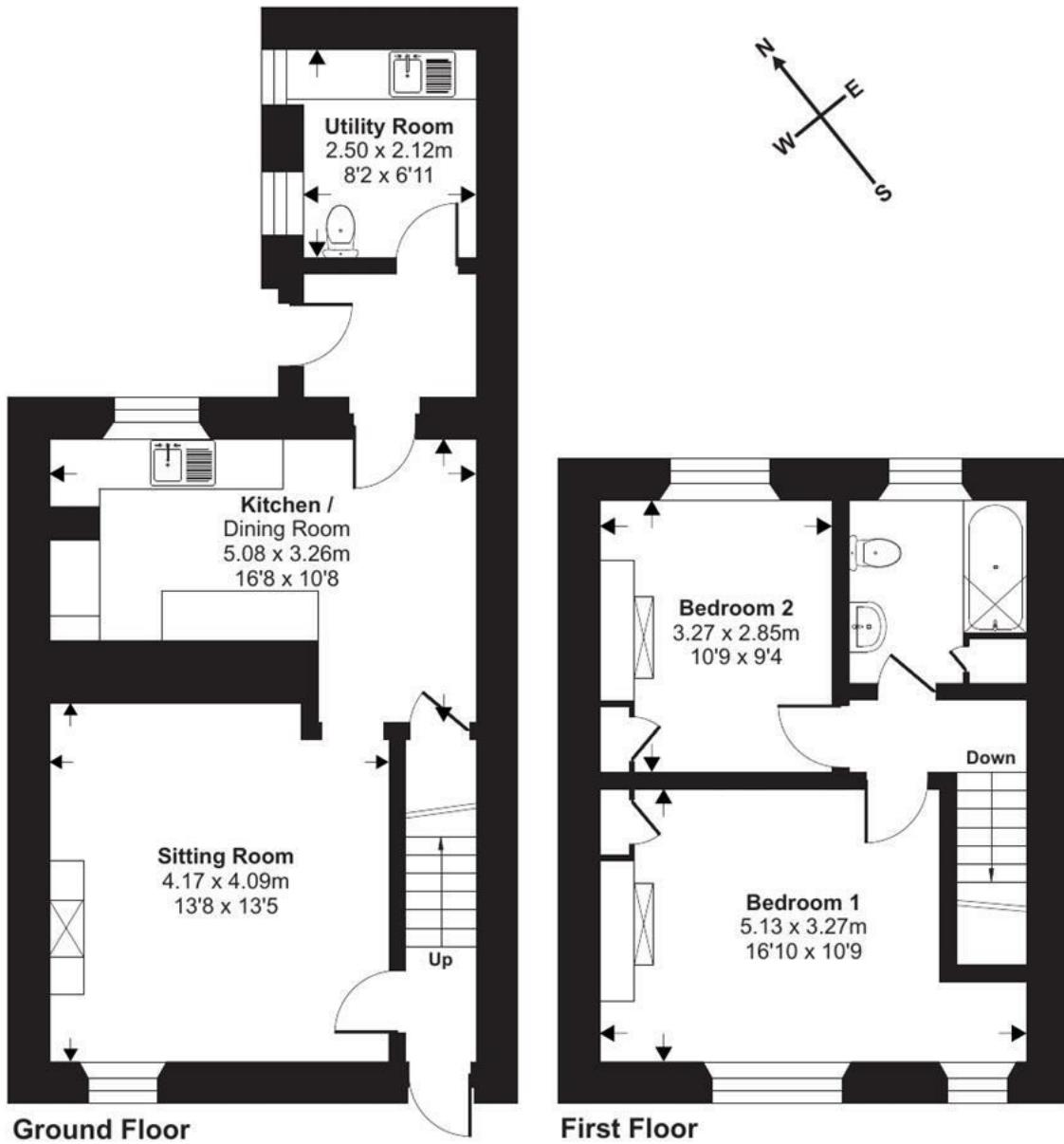
#### **DIRECTIONS**

What3words - ///glow.buzzards.avoiding



Approximate Area = 895 sq ft / 83.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Stags. REF: 1205434.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A) plus	A		
(B)	B		
(C) (D)	C		
(E) (F)	D		
(G)	E		
Not energy efficient - higher running costs			
Very inefficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	2013

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