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SEAWINDS THE WARREN, POLPERRO, LOOE, PL13 2RB

OFFERS OVER £400,000









SOUTH FACING HARBOURSIDE GEM - A beautiful Grade 2 Listed cottage with beautiful views over the historic harbour, a unique property believed to be available on the open market for the first time in 40 years and briefly comprising - About 674 sq ft, Sitting/Dining Room, 15' Balcony, Kitchen/Breakfast Room, 2 Double Bedrooms, Bath/Shower Room.

HARBOUR 60 YARDS, BEACH 200 YARDS, LOOE 4 MILES, FOWEY 7 MILES, LISKEARD 11 MILES, PLYMOUTH 25 MILES

LOCATION
The property lies within walking distance of the pretty harbour and many village amenities with straightforward access onto the South West Coast Path.

Polperro is steeped in history and famed for its 19th Century salted pilchard industry and legends of smuggling folklore. It is without doubt one of the most beautiful coastal villages in Cornwall, with its colour washed cottages huddled along quaint narrow streets around its famous fishing harbour, along with a selection of small shops, doctors surgery, primary school, pubs and restaurants. The harbour has public slipways - perfect for launching kayaks, paddleboards and small dinghies. Whilst still an active fishing harbour there are recreational boat moorings in the harbour (drying), we believe there is a waiting list and enquiries should be made with Polperro Harbour Trust.

The South West Coast Path and surrounding land in the National Trust's ownership lies only a short distance away and provides fantastic walking and leisure opportunities along this unspoilt coastline.

Nearby, Polruan/Fowey and Looe are also picturesque, each with their own harbours and fishing fleets. Looe has a branch line railway to Liskeard which connects with the main line train to London Paddington (three and a half hours). The deep waters of the nearby Fowey Estuary are well known to the sailing fraternity. There are nearby golf courses including St Mellion and Looe Bindown. Plymouth has a cross channel ferry service and there is also an international airport at Newquay and a Waitrose supermarket at Saltash.























DESCRIPTION
Seawinds comprises a Grade 2 Listed cottage believed to have origins as a 19th Century Fish Cellar. In our clients ownership for about 40 years the property has been successfully used for holiday letting purposes and more latterly for full time residential letting and is equally suited to full time occupation as a primary residence..

The charming cottage has an awe inspiring south aspect directly overlooking the harbour and out to sea, each of the rooms has a fine water view and a fabulous 15' balcony perched above the harbour provides the perfect spot for alfresco dining and the ability to fish when the tide is high.

The accommodation extends to about 674 sq ft thoughtfully laid out over three floors and briefly comprises - 20' Sitting Room with harbour views and French doors to 15' Balcony literally perched above the harbour - 12' Kitchen/Breakfast Room with lovely harbour views - 2 Double Bedrooms - Bath/Shower Room.

Our clients pay a license fee of about £400 per annum to Polperro Harbour Trust for the benefit of the Balcony.

Our client owns a freehold parking bay for one car, conveniently positioned within the village environment and may be available to purchase by separate negotiation.

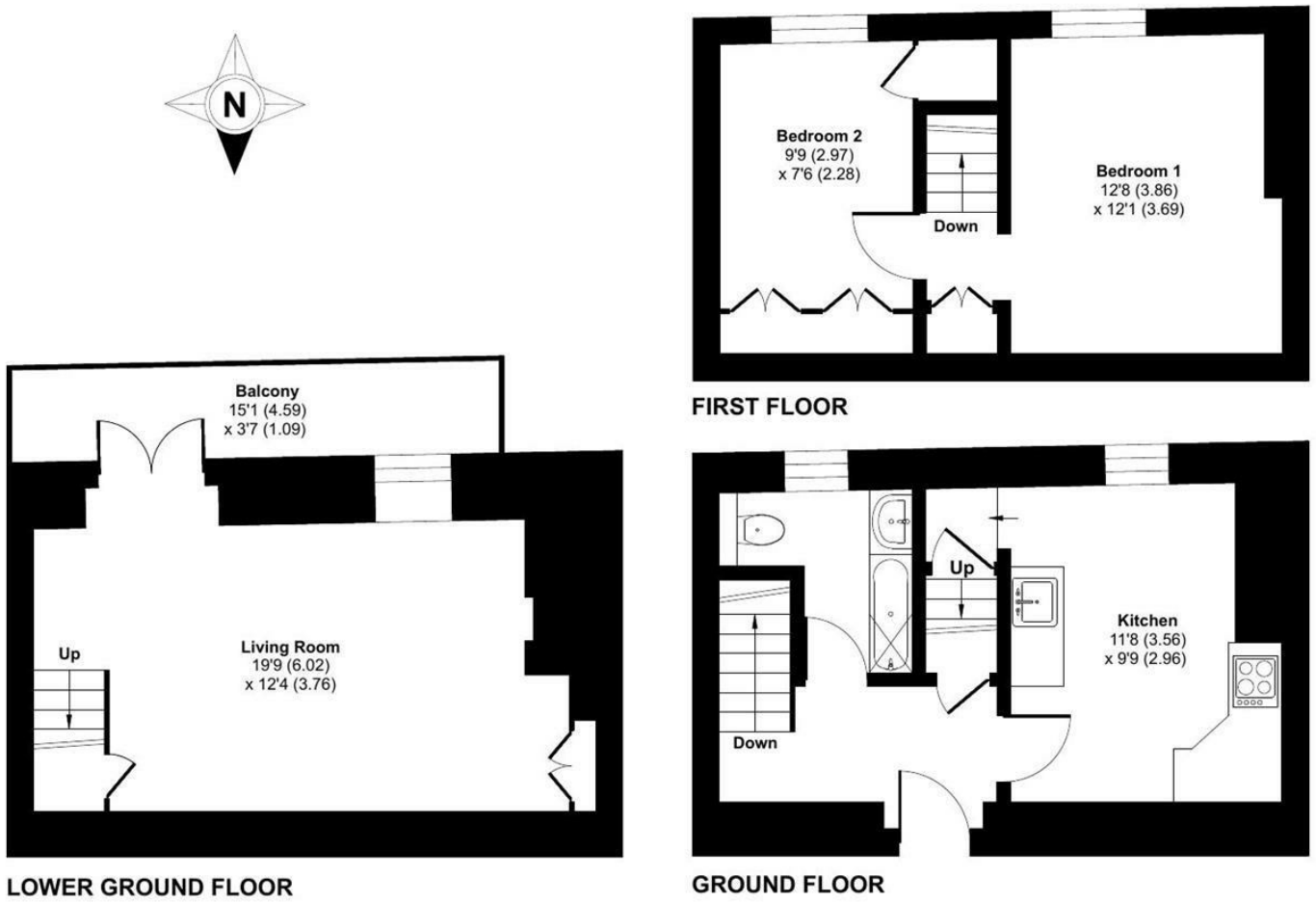
EPC RATING - E, COUNCIL TAX BAND - B
SERVICES - Mains water, electricity and drainage.

DIRECTIONS
POSTCODE - PL13 2RB - viewers are advised to park in the Polperro Public Car Park at the head of the village and finish the journey on foot.

Seawinds, The Warren, Polperro, Looe, PL13

Approximate Area = 674 sq ft / 62.6 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). ©nichecom 2026. Produced for Scott Parry Associates. REF: 1547971

These particulars should not be relied upon.

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