

DOWN END COTTAGE

TALLAND BAY, LOOE



JB ESTATES

EST.  1971

Down End Cottage

Talland Bay, PL13 2JH

Few waterfront properties can rival the sheer magnificence of this remarkable coastal setting. Perched in over half an acre of private grounds, Down End Cottage commands uninterrupted south-facing views across the ocean, delivering a breathtaking spectacle throughout the year. Completely private and seemingly suspended between sea and sky, this four-bedroom bungalow boasts one of the finest outlooks in the South West, with a stunning coastal panorama that stretches from Bolt Tail in the east to The Lizard in the west. A place of rare beauty and quiet seclusion, it offers an opportunity that is increasingly rare and impossible to replicate.

- An extraordinary opportunity to secure a 4-bedroom waterfront property with potential to redevelop/ extend subject to planning.
- Panoramic sea views from the sitting room, kitchen, main bedrooms, gardens and terraces.
- Detached garden room with access to the Lookout.
- Mature and enclosed, south-facing garden with sea views.
- Private driveway leading to the garages, garden and cottage all set in over half an acre (In all approximately 0.589-acres.)
- Double garage and detached single storey outbuilding containing the original 1927 generator.
- Polperro and Looe just a short walk via the South West Coast Path.

Talland Bay 0.8 miles, Polperro Harbour 0.7 miles, Looe 4.7 miles, Seaton 9.5 miles, Fowey 22.3 miles, Wadebridge 25.4 miles, Bodmin Parkway 15.2 miles, Newquay Airport 33 miles, Truro 41.5 miles, Exeter (M5) 74 miles.

Viewings by appointment
SCAN QR CODE FOR PRICE
FREEHOLD





THE PROPERTY

Situated in an incredible position, elevated above the South West Coast Path, Down End Cottage is an exceedingly rare coastal property set within an Area of Outstanding Natural Beauty, commanding breathtaking 180-degree views across the Atlantic Ocean. This much-loved detached home presents a truly exceptional opportunity to acquire a landmark property with significant potential for redevelopment or enhancement, subject to the necessary planning consents.

The existing single storey accommodation comprises four bedrooms, a family bathroom and a shower room, a light-filled sitting room, an open-plan kitchen/breakfast room, and a practical utility room. Outside, there are two generous patio terraces and an elevated Lookout from which to enjoy the uninterrupted sea views, while also overlooking the surrounding lush gardens and dramatic coastline beyond.

ACCOMMODATION

Entrance porch | Entrance Hall | Sitting room with open fireplace | Kitchen/breakfast room with dual aspect | Principal bedroom with patio doors to the terrace | Shower room | Two double bedrooms (one with sea views) | Family bathroom | Study/4th bedroom | Utility room.

OUTSIDE

Approached via a gated farm track with right of way access, the property provides private parking for 3-4 cars, and a detached double garage. Sitting in just over half an acre of mature gardens with far-reaching sea views, a spacious patio terrace wraps around the cottage, leading to a second terrace off the sitting room, perfectly positioned to enjoy the uninterrupted coastal outlook. The grounds also include a well, a greenhouse, a generator outbuilding, and a garden room with doors to the dramatic Lookout. A public footpath runs along the west boundary leading down to the South West Coast Path. Neither path is visible from the cottage, which therefore retains immense privacy.

SERVICES

Mains electricity and water. Private drainage. Oil fired central heating. Well under the shower room floor.







LOCATION Situated on Cornwall's spectacular south coast, Talland Bay is a picturesque and peaceful coastal enclave renowned for its protected coves, crystal-clear waters and sensational Heritage Coast scenery. Nestled between the charming fishing communities of Looe and Polperro, the immediate area offers direct access onto the South West Coast Path and a wealth of outdoor pursuits including sailing, kayaking, paddle boarding and miles of scenic coastal walks. Just a short drive away, the bustling harbour town of Looe provides an excellent range of shops, restaurants, cafés and year-round amenities, while the surrounding coastline is home to numerous beaches, hidden coves and some of Cornwall's most breathtaking coastal landscapes. Combining natural beauty with convenience, Talland Bay is truly one of South Cornwall's most sought-after coastal destinations.



Looe

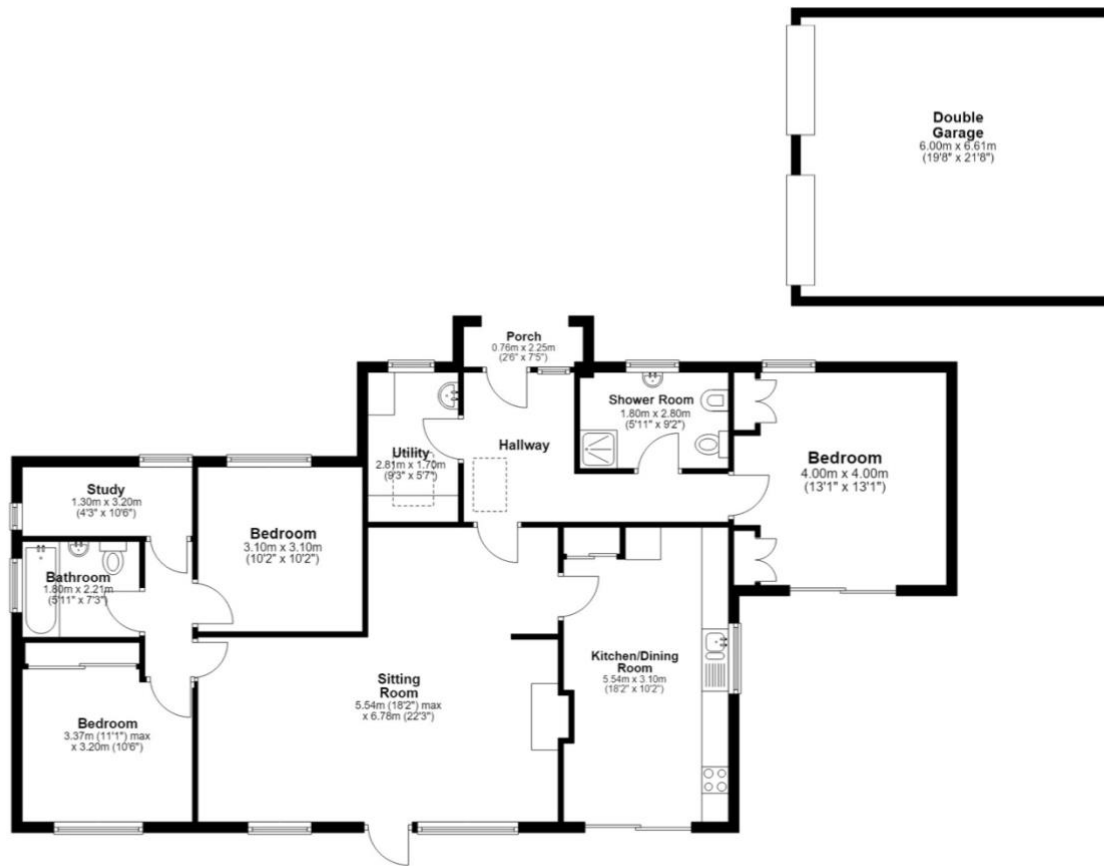


Polperro



Seaton

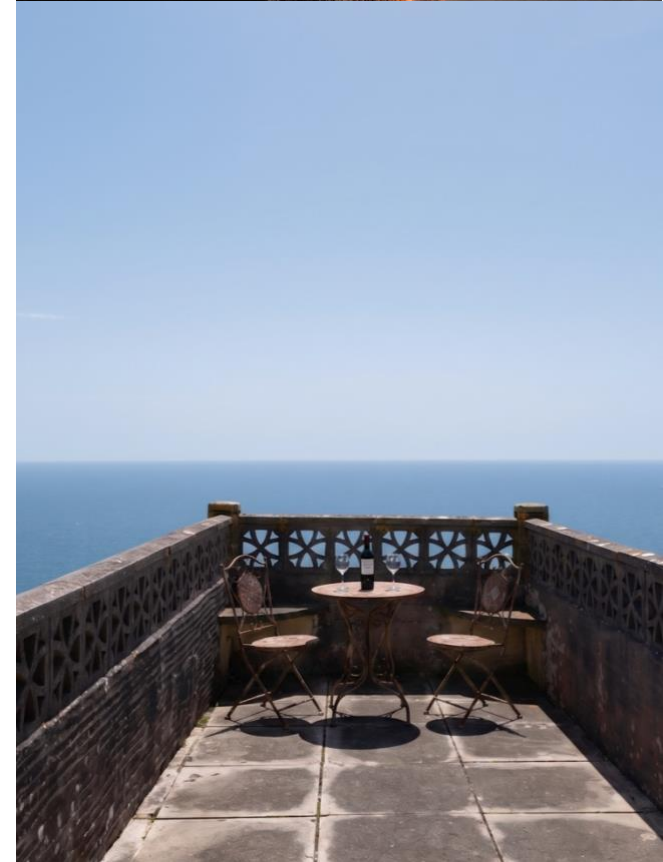




Down End Cottage

Approx. 178.8 sq. metres (1,924.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission, or mis statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



JB ESTATES

EST. 1971

Pavilion Building, Rock, Cornwall PL27 6JU
 01208 862601
propertysales@johnbrayestates.co.uk
johnbrayestates.co.uk

IMPORTANT NOTICE John Bray & Partners LLP have prepared these details as a brief description of the property as they know it. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It cannot be assumed that the property has all necessary planning, building regulation, other consents or clear title and John Bray & Partners LLP will not have tested any services, equipment or facilities. No responsibility is taken for any travelling expenses incurred should the property prove to be inaccurately described or withdrawn. A buyer is advised to obtain verification on all matters from their solicitor.