



ROHRS & ROWE

The Croft
Landaviddy Lane
Polperro
PL13 2RT

- 2 bedroom cottage
- 1 bedroom self-contained annexe
- Good-sized patio with views
- Pretty views across the village, harbour and out to sea
- Quiet and picturesque area of the village
- Gardens
- Lapsed permission for creation of off road parking
- Leased parking space within a short distance of the property
- Chain free sale
- EPC E
- Council Tax Band C


ROHRS & ROWE





PROPERTY

A beautifully presented detached two-bedroom cottage with a self-contained one-bedroom annexe, enjoying an elevated position with delightful views across the harbour and out to sea.

Tucked away in a peaceful, private setting within a picturesque harbourside village, this charming property has been thoughtfully improved by the current owners, combining character features with stylish modern touches.

The main cottage offers light-filled accommodation, including a double-aspect lounge with a large bay window framing the coastal views, a character fireplace and whitewashed beams. The attractive kitchen-diner features a cream Aga, shaker-style units, black granite worktops, exposed oak-style flooring and dual-aspect windows overlooking the village.

Upstairs, the principal bedroom enjoys wonderful harbour and sea views, while the second bedroom offers a pleasant outlook. A contemporary shower room completes the accommodation.

The attached, self-contained annexe benefits from its own private access and comprises a bright open-plan kitchen/living room with partial harbour views, a spacious bedroom and an en suite shower room. Ideal for guests or flexible accommodation. Outside, the sloping gardens include a generous upper terrace, perfect for entertaining and enjoying the south-easterly outlook, with low-maintenance Astroturf below. Previously granted planning permission, now lapsed, allowed for the creation of off-road parking. The current owners rent a parking space nearby on Landaviddy Lane.









LOCATION

Polperro is an idyllic fishing village on Cornwall's south coast, located just over six miles east of the Fowey River and four miles west of Looe. Its picturesque harbour is the heart of the village, surrounded by charming, colour-washed cottages and historic houses, many of which date back centuries. Polperro has been a working fishing port since the 13th century and is now protected as a Conservation Area, with its harbour designated as an Area of Outstanding Natural Beauty. While a popular tourist destination, Polperro also has a thriving year-round community, with a primary school, a selection of restaurants, traditional pubs, and shops, including a post office, bakery, and general store.**

A short walk east along the South West Coast Path leads to the two picturesque coves of Talland Bay, situated roughly midway between Polperro and Looe. The main beach, known as Talland Sand, is home to the excellent Talland Bay Beach Café, which sits right at the water's edge. On the opposite side, Rotterdam Beach is overlooked by St Tallanus Church and features the Smugglers Rest Café. This cove tends to be slightly quieter due to its smaller sandy area and stepped access. Both beaches are dog-friendly year-round. Overlooking the bay is the award-winning Talland Bay Hotel, which offers a stylish bar and two outstanding restaurants catering to both relaxed and fine dining experiences





The Croft, Landaviddy Lane, Polperro, Looe, PL13 2RT

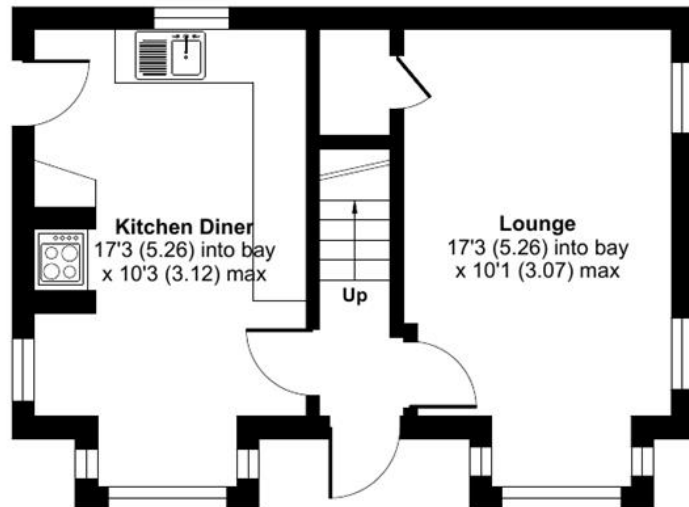


Approximate Area = 728 sq ft / 67.6 sq m

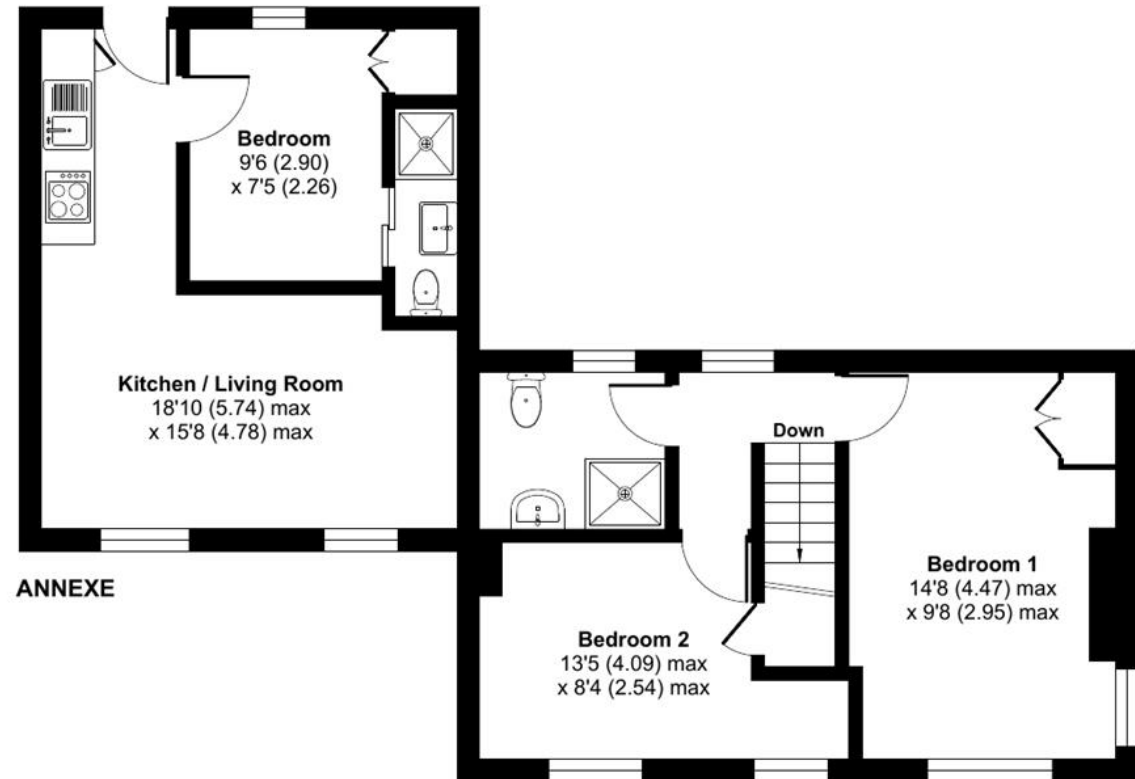
Annexe = 295 sq ft / 27.4 sq m

Total = 1023 sq ft / 95 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Rohrs and Rowe. REF: 975724



Services: Mains water, electricity and drainage. Electric central heating

Directions: What3words: ///puts.requiring.sculpture

IMPORTANT NOTICE: Rohrs & Rowe, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of the client or otherwise. Rohrs & Rowe assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statement or representation of fact. All areas, measurement or distance are approximate. The descriptive text, photographs and plans are all for guidance only and are not in any way comprehensive. It should not be assumed that the property has all necessary planning permissions, building regulations or other required consents. Rohrs & Rowe, their clients and any joint agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspecting or otherwise. Any items, equipment or fixtures and fittings shown may not necessarily be included within the sale.



ROHRS & ROWE

TELEPHONE 01872 306 360

EMAIL Info@RohrsAndRowe.co.uk

WEBSITE www.RohrsAndRowe.co.uk

