

SCOTT
PARRY

— ASSOCIATES —

SELLING HOMES THAT FULFIL YOUR LIFESTYLE

COOMBE COTTAGE THE COOMBES, POLPERRO, LOOE, PL13 2RQ

PRICE GUIDE £325,000





ONLY 500 YARDS FROM THE HARBOUR AND BEACH -
 An immensely pretty and beautifully presented cottage with secluded west facing garden and studio/workshop space, optional freehold parking space by negotiation. CASH BUYERS ONLY (Mundic Block). About 875 sq ft, 14' Sitting Room with wood burner, 11' Kitchen/Dining Room, 2 Double Bedrooms, Shower Room/WC, Courtyard Garden with privacy and fine outlook, Studio, Stores and Laundry.

HARBOUR AND BEACH 500 YARDS, LOOE 4 MILES, FOWEY 7 MILES, LISKEARD 11 MILES, PLYMOUTH 25 MILES

LOCATION

Coombe Cottage 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 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

Coombe Cottage comprises a beautifully presented terraced cottage with a fine west aspect. The property is affected by Mundic Block and we therefore invite interest from Cash Buyers Only. The pretty cottage has character features and incorporates plantation shutters, fireplace with wood burner, stained glass feature, partial double glazing amongst many others. In addition there is fabulous outside space for barbecues and entertaining together with a studio/workshop outbuilding. Our client owns a freehold parking bay for one, closeby and will be willing to consider selling the space with the cottage by separate negotiation.

The accommodation extends to about 875 sq ft and briefly comprises as follows - GROUND FLOOR - Canopy Porch with entrance door to Lobby - 14' Sitting Room with wide bay window and open fireplace housing a wood burner with Travertine tiled fireplace and beech wood surround - 11' Kitchen/Dining Room - FIRST FLOOR - 14' Principal Bedroom again with wide bay window and plantation shutters - Further Double Bedroom - Modern Shower Room/WC - Further Separate WC.

OUTSIDE

Small front garden. To the rear there are low maintenance paved and decked garden areas providing a private and secluded west aspect perfect for alfresco dining with intriguing views over the village and the beautiful wooded valley landscape.

The studio has a wood burner and provides fantastic work from home or creative space which can be accessed via a private gate from the village road, in addition there is a laundry and further building divided into three stores.

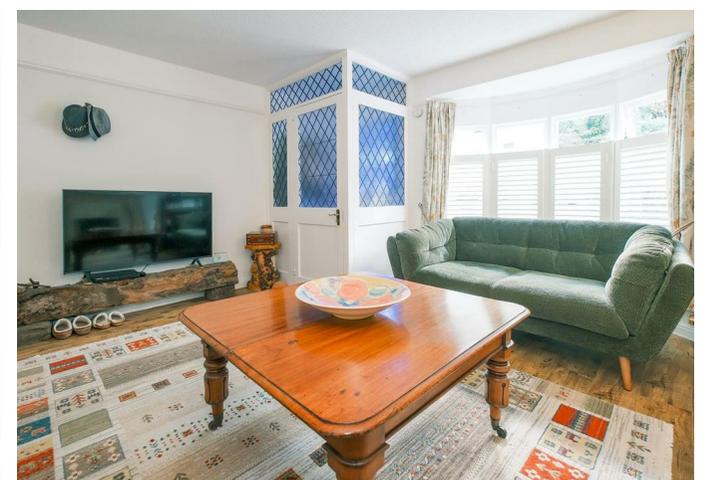
EPC RATING - D, COUNCIL TAX BAND - C

SERVICES - Mains water, electricity and drainage.

DIRECTIONS

Using Sat Nav - Postcode PL13 2RQ - viewers are advised to park in the Polperro Public Car Park at the head of the village and finish the journey on foot.







Coombe Cottage, Polperro

Approximate Gross Internal Area = 74.6 sq m / 803 sq ft
Outbuildings = 13.7 sq m / 147 sq ft
Total = 88.3 sq m / 950 sq ft

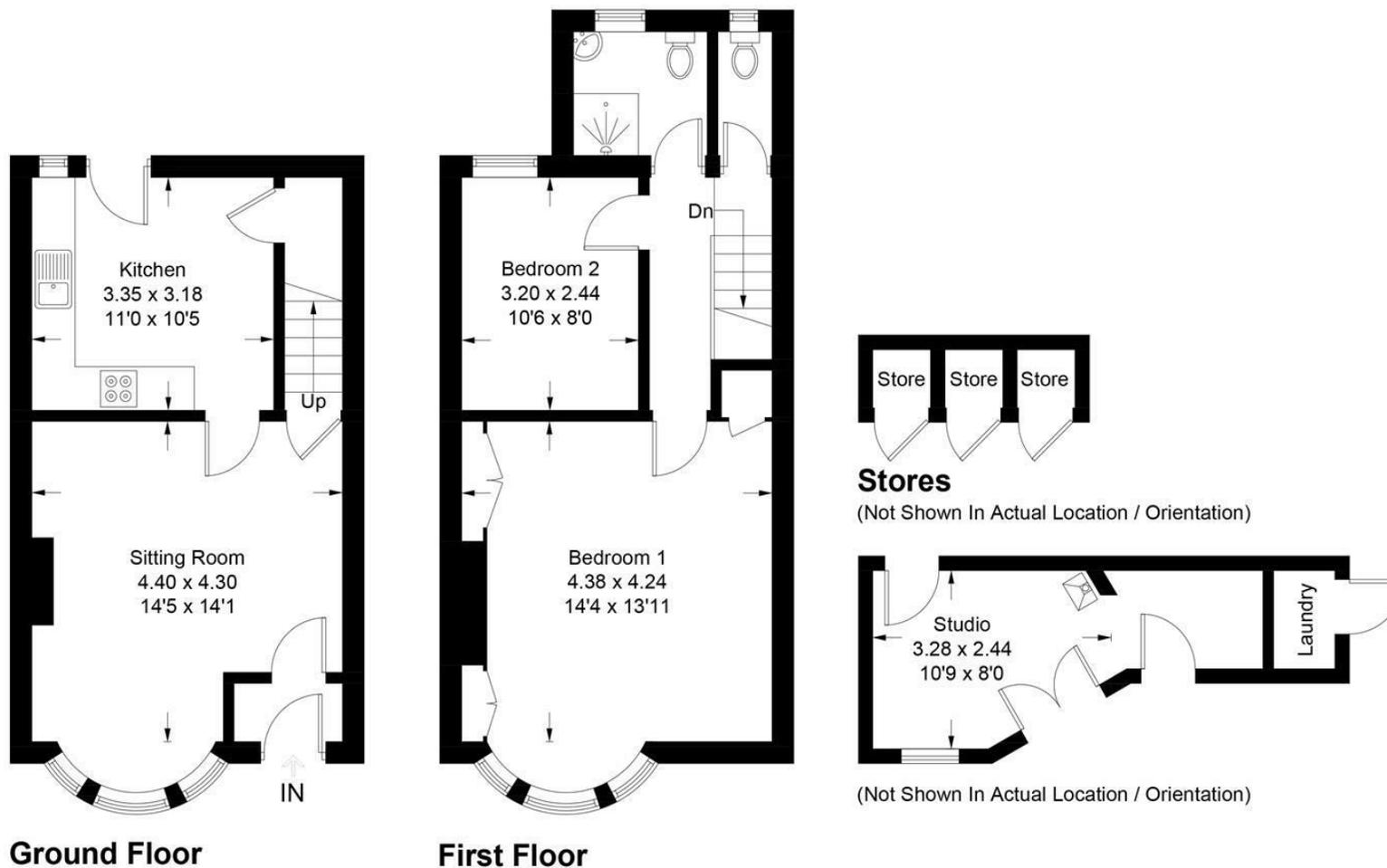


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These particulars should not be relied upon.