



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR40588837

Offers around £675,000

Ocean View,
Talland Hill, Polperro, Looe, Cornwall, PL13 2RX

FREEHOLD



A double fronted, 4 bedroom, detached bay windowed period house located on the highly regarded Talland Hill with elevated and expansive outlook over the village towards the harbour and out to sea. An impeccably presented home, with 23'9" principal reception room, separate dining room, 4 double bedrooms and 2 bath/shower rooms in surprisingly generous gardens and with the extremely rare benefit of an OWNED CAR PARKING SPACE. This is a superlative opportunity moments from the water and harbourside.





SUMMARY OF ACCOMMODATION

Ground Floor Entrance vestibule, 23'9" reception room, dining room, kitchen, utility room, inner hall, cloakroom/wc.

First Floor Principal bedroom and en-suite, 3 further double bedrooms, shower room/wc.

Outside Terraced front garden, lawned side gardens with terraced patio and barbecue area. Owned parking space in central car park, The Coombes.

DESCRIPTION

Ocean View is a much loved house which is available for sale for the first time in about 20 years and has been run as a highly popular holiday let for a number of years.

Set in an elevated position on the highly regarded Talland Hill, it is within walking distance of the harbour and water and all the amenities in this highly regarded waterside village. This imposing period home is detached with bay windows to the ground floor sitting in an elevated position with glorious outlook over the village, towards the harbour and out to sea.

To the ground floor the particularly generous 23'9" bay windowed reception room takes full advantage of the outlook and there is a separate dining room alongside the kitchen and generous utility room area. There is also a cloakroom and wc on the ground floor.

To the first floor are four double bedrooms – the principal with an en-suite bathroom, and a family shower room/wc.

The owned parking space is in the central car park on The Coombes and from here it is a short walk to Talland Hill with pedestrian access up to Ocean View.

To the front of the house is a paved sitting area with a delightful outlook over the village and there is a lawned garden to the side with an adjoining raised decked seating area, perfect for alfresco dining and barbecues.



LOCATION

Polperro is one of only a small number of still active fishing ports with its picturesque harbour nestling in the centre of an attractive array of period houses and buildings associated with the fishing trade.

The village has strong associations with a smuggling past with the village and coastal waters around it providing an excellent route for contraband. The still active fishing fleet contribute to a bustling harbour centre to the village with fresh catches of fish and shellfish landed on the quays regularly.

Now designated as a Conservation Area, the coastal footpath runs through the village. To the north are Lansallos and Millendreath which have their own sandy beaches and to the south is Talland Bay where there are a further sandy beach and café.

There are an excellent array of local shops providing adequately for day to day needs with further shops available in the fishing village of Looe to the east and the nearby market town of Liskeard which also has a mainline railway station with a direct link to London Paddington and a further array of shops, supermarkets and trading estates.

Polperro is well connected by road to the A38 which remains largely dual carriageway to the city of Plymouth in Devon and proceeds northwards to Exeter where it joins the national motorway network. The coastal road northwards leads along the Tamar River up to Torpoint providing a car ferry crossing to the city of Plymouth which offers an extremely wide array of leisure, commercial and retail facilities with marinas and chandlery services. Polperro and the village of Looe provide overwintering for yachts and pleasure craft with the East Looe River providing sheltered moorings by application.



THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

Half glazed entrance door to:-

ENTRANCE VESTIBULE Door through to:-

RECEPTION ROOM – 23'9" x 13'2" (into bay)

A full width double reception room with two bay windows overlooking the village, harbour and with sea views, radiator. Doorway to side entrance with access to side garden and door through to:-



INNER HALLWAY
Turning staircase.

CLOAKROOM / WC A modern suite in white with low level wc, pedestal wash hand basin, frosted glazed window to the rear, understairs storage cupboard.

DINING ROOM – 10'6" x 7'6" Sash window to the rear, fireplace with timber surround, cupboard, radiator.



KITCHEN – 10'1" x 9'6" With a range of cream fronted units, complementary worksurfaces and tiling, fitted oven and four ring ceramic hob, inset single bowl sink unit with mixer tap, space and plumbing for dishwasher, fireplace with slate and timber carved surround, inset storage cupboards. Through to:-

UTILITY ROOM – 10'4" x 6'3" (to cupboard fronts) With a range of fitted cupboards, stainless steel single bowl sink unit with mixer tap over, plumbing for washing machine and tumble dryer. Door to side garden.

From the entrance hall, turning staircase to:-

FIRST FLOOR

SPLIT-LEVEL LANDING With window. Radiator, sash window to the front with views over the village, harbour and sea glimpses. Airing cupboard housing hot water tank.

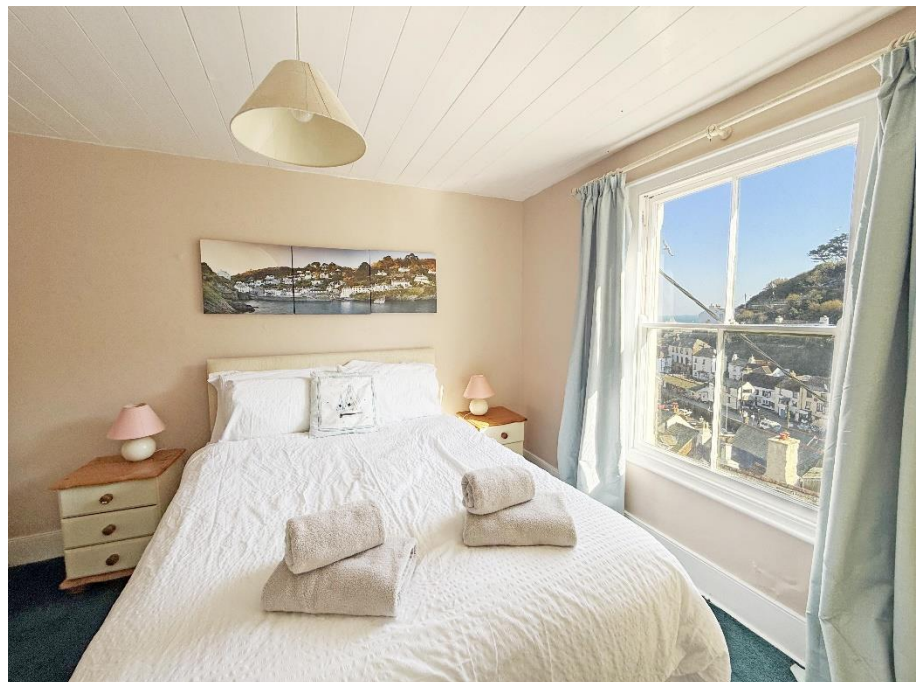
PRINCIPAL BEDROOM – 11'7" x 10'2" Large sash window to the front overlooking the harbour with lovely views along the coastline and out to sea, radiator, inset cupboards with shelving and further linen cupboard.



BEDROOM 2 – 11'6" x 10'5" Large sash window to the front overlooking the village, harbour, coastline and out to sea, ornamental fireplace with timber surround, radiator, fitted cupboard.

BEDROOM 3 – 10'6" x 10'2" Sash window to the side overlooking the village, radiator.

EN-SUITE BATH / SHOWER ROOM A modern suite with freestanding bath, wash hand basin with mixer tap in vanity unit, low level wc, corner shower, heated towel rail, frosted glazed window to the side.





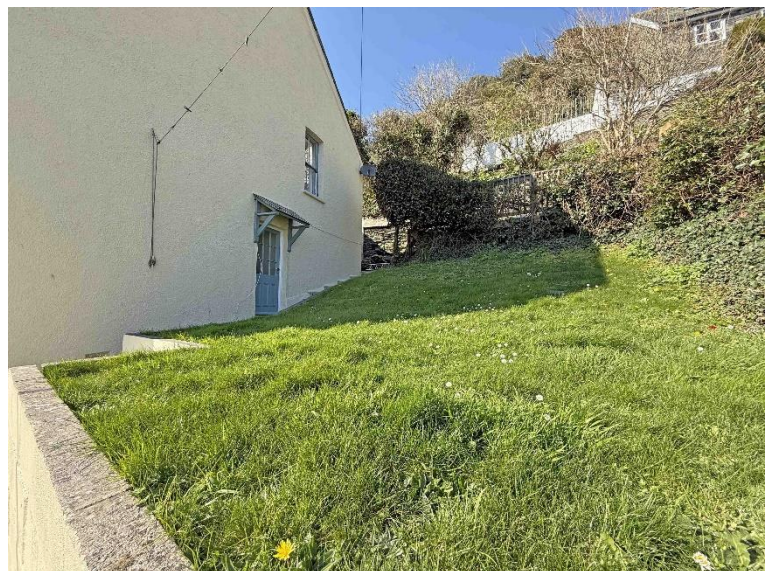
BEDROOM 4 – 10'9" x 8'2" A dual aspect room with window to the rear and window to the side with glimpses over the side garden to the sea beyond, ornamental fireplace with timber surround, wardrobe.

SHOWER ROOM / WC Large shower with sliding door, low level wc, wash hand basin in vanity unit, tiled walls, frosted glazed window to the side, radiator.

OUTSIDE

From Talland Hill steps lead up to the front door with a sun terrace enjoying the southerly aspect over the village, harbour with views of the sea. Pathway to the side of the house passes an area of lawned garden up to the decked seating area which takes full advantage of the southerly outlook with views out over the village with the sea in the distance. There is a lower courtyard area with doorway access into the utility room and further side entrance into the reception area.

Included within the sale is ownership of a parking space at Central Car Park, The Coombes, a short walk from the house.





GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE PL13 2RX.

SERVICES Mains water, drainage and electricity.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Superfast broadband available – 49 Mbps highest available. 9 Mbps highest available upload speed. (Source: Ofcom).

COUNCIL TAX BAND D (see www.mycounciltax.org.uk).

DIRECTIONS From the car parking space in the central car park on The Coombes, walk along Fore Street towards the water, taking the left hand fork onto Talland Hill and after a short distance steps on the left hand side lead you up to Ocean View.

WHAT3WORDS ///succumbs.outs.police.

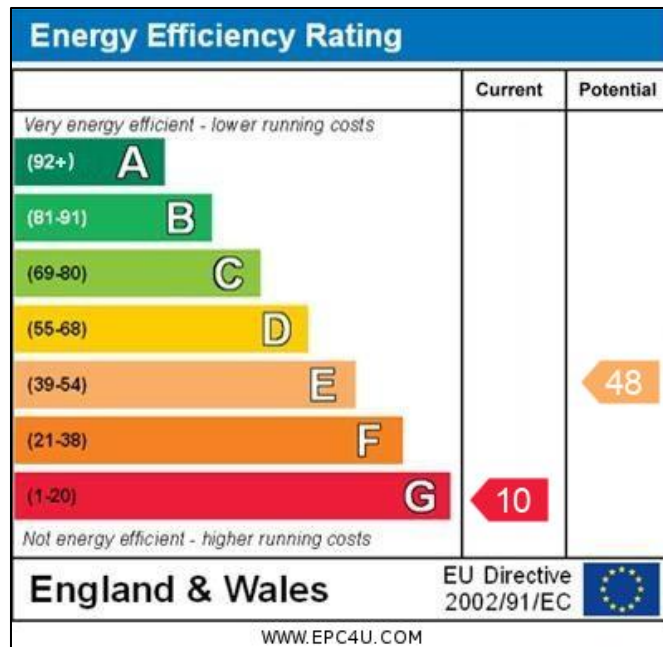
AGENT’S NOTE 1 The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, including the broadband speed and mobile phone coverage, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

AGENT’S NOTE 2 The parking space is on a separate title to the main house and its address is Parking Space at Central Car Park, The Coombes, Polperro (Freehold). Held on Title number CL50524.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

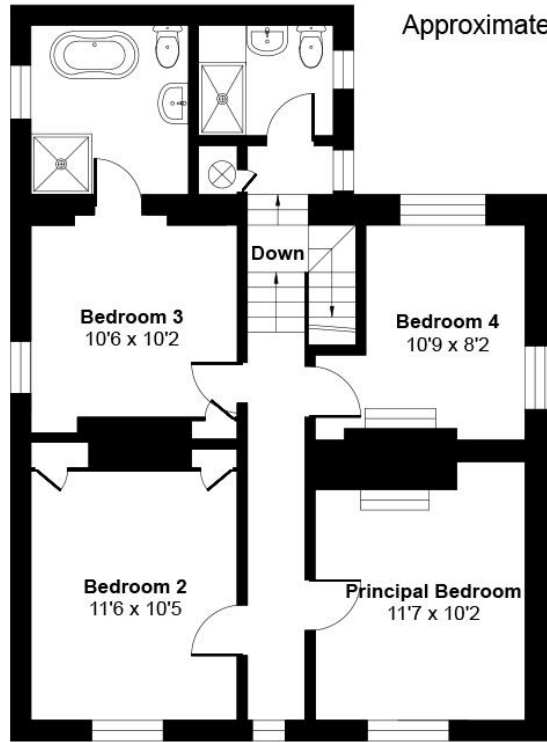


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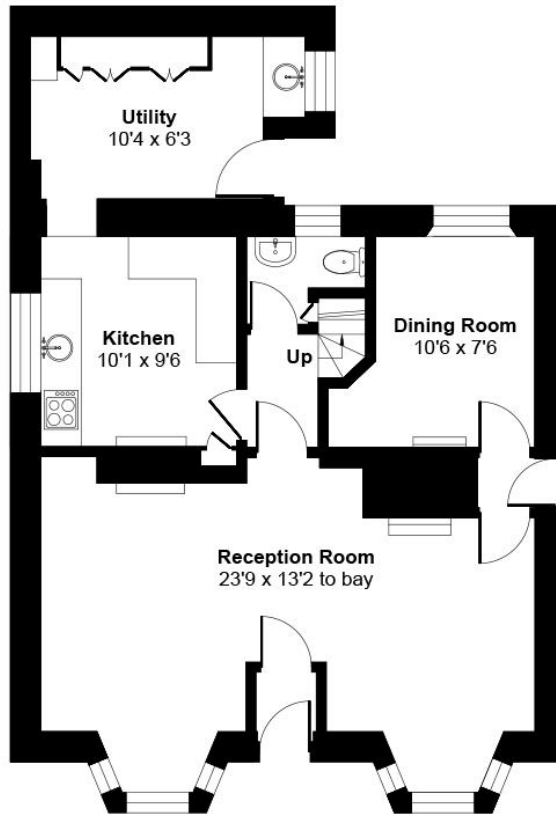
Talland Hill, Polperro, Looe

Approximate Area = 1435 sq ft / 133.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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LIG0542