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THE OLD CURIOSITY SHOP TALLAND STREET, POLPERRO, LOOE, PL13 2RE

OFFERS IN EXCESS OF £125,000





Only 60 yards from the pretty harbourside, grade 2 listed shop premises with accommodation over three floors and perhaps with potential for alternative uses subject to any consent that may be required. About 462 sq ft.

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

#### DESCRIPTION

The Old Curiosity Shop comprises an end of terrace grade 2 listed former cottage, used as shop/office premises for at least the last 50 years. Recent uses have been office (estate agency and holiday letting) and indeed as the name implies an old curiosity shop. The property may have potential for change of use to residential subject to any consents that may be required (no enquiries have been made in this regard).

The accommodation extends to about 462 sq ft over three floors comprising - LOWER GROUND FLOOR ROOM 11'8" x 9'6" with WC off, 2 windows and rear entrance door - GROUND FLOOR ROOM 17'5" x 9'9" being triple aspect and having exposed beams - FIRST FLOOR ROOM 18' x 10'.



## LOCATION

The Old Curiosity Shop 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.

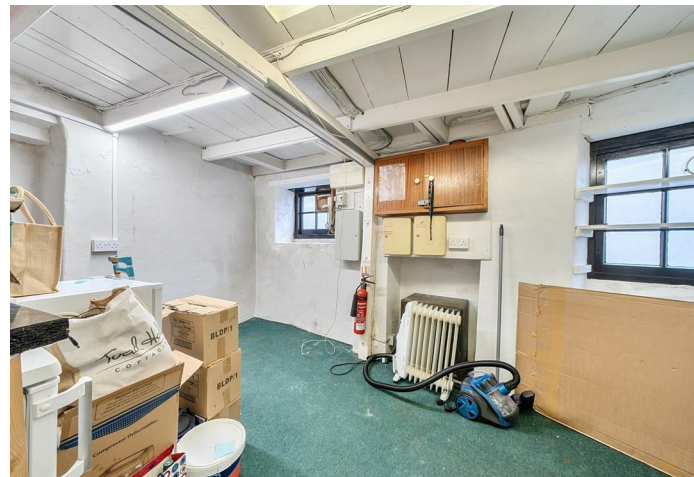
The South West Coast Path and surrounding land in the National Trust's ownership lies only a short distance away and provides fantastic walking and leisure opportunities along this unspoilt coastline.

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.

## EPC RATING - D

SERVICES - Mains water, electricity and drainage.



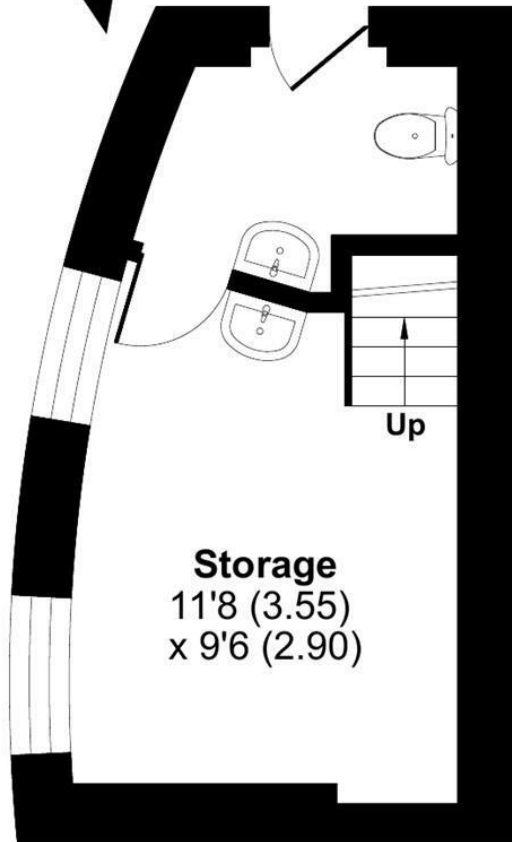




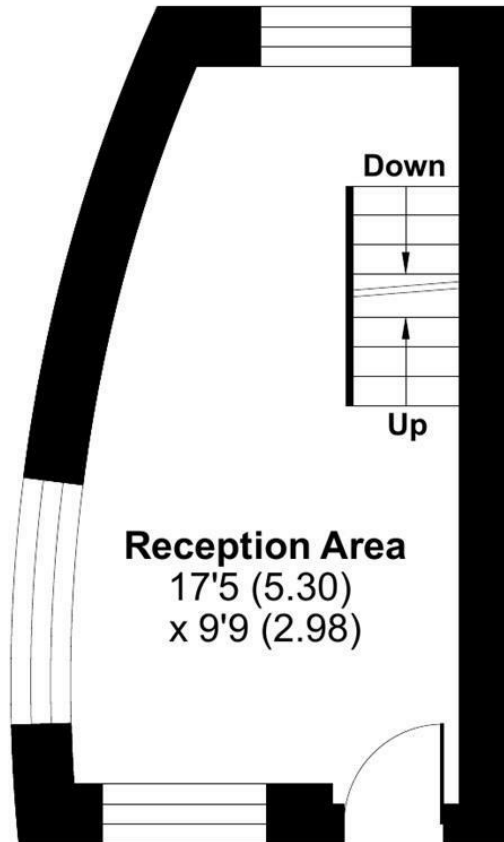
# Talland Street, Polperro, Looe, PL13

Approximate Area = 462 sq ft / 42.9 sq m

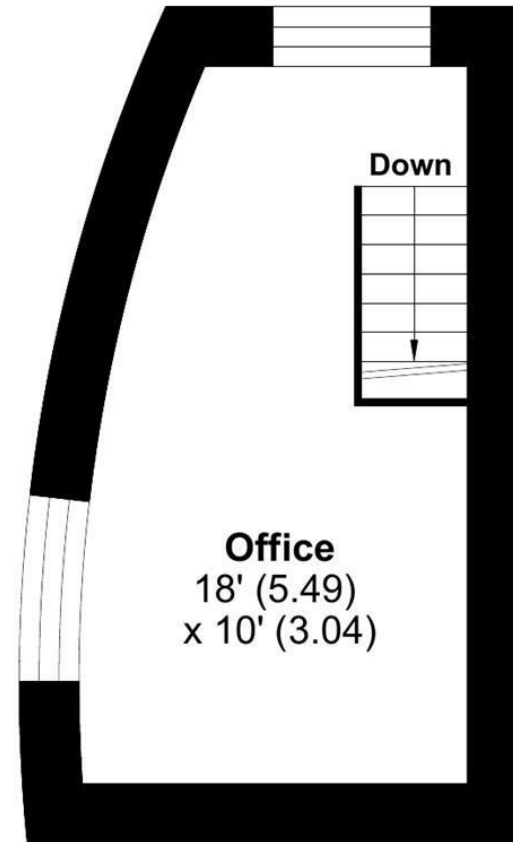
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**LOWER GROUND FLOOR**



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Scott Parry Associates. REF: 1436226

These particulars should not be relied upon.