



Fiddlers Green, Talland Hill, Polperro PL13 2RY

£1,800 per calendar month

Jefferys ESTABLISHED 1865

Talland Hill

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Polperro

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A substantial and imposing period property, situated high on the cliffs overlooking the picturesque fishing village of Polperro, with unrivalled and expansive views of the village, harbour and open sea beyond. The spacious accommodation, covering the ground and first floors, comprises:

* Entrance Hallway * Cloakroom * Living Room
* Dining Room * Newly Fitted Kitchen *
Conservatory * Three Bedrooms * Bathroom *
Shower Room * Balcony
* Sun Terrace * Large Tiered Gardens * Car Port
* Parking * uPVC Double Glazing * Oil Fired Central
Heating * EPC 'E' * Council Band 'D' * Available Now
- Subject to Referencing * Viewing Essential to Fully
Appreciate this Unique Family Home *

Fiddlers Green is situated just above the quaint old Cornish fishing village of Polperro, renowned for its pretty cottages and narrow streets. The village was notorious for smuggling activities during the 18th and early 19th centuries with everyone conspiring to hide the duty-free goods from the excise men. In the 19th century, pilchards were landed in large quantities in the village with many women and children being employed in cleaning and salting the fish. Polperro is still a working fishing port and, at high tide, boats can be seen unloading their catch on the quays. Polperro has a wild and rocky shore with a dramatic and rugged coastline whilst the harbour is exceptionally pretty.

The accommodation comprises:

Covered porchway and wooden panelled front entrance door give access to:

'L'-SHAPED ENTRANCE HALLWAY

Fitted carpet, two pendant light fittings, one wall light fitting, two radiators, two telephone points. Built-in cupboard, understairs cupboard, display shelving. uPVC double glazed window to front with window seat, uPVC half glazed door to Conservatory, obscure half glazed wooden door to Kitchen.

CLOAKROOM

White suite comprising low level flush WC, corner wash hand basin, tiled splashback. Vinyl flooring, pendant light fitting, wall mirror, toilet roll holder. Obscure glazed window to front with extractor.

LIVING ROOM

24' 0" x 11' 8" (7.31m x 3.55m)

Fitted carpet, two pendant light fittings, two radiators, TV aerial point. Two feature fireplaces with slate hearths and surrounds, wooden mantels over, beamed ceiling, shelved recess. uPVC double glazed window to side, uPVC double glazed window to rear with window seat and enjoying fine views over the sun terrace to the open sea beyond

DINING ROOM

11' 9" x 10' 2" (3.58m x 3.10m) excluding doorway

Light wood laminate flooring, pendant light fitting, two wall light fittings, beamed ceiling, radiator. Feature fireplace with slate hearth and surround, wooden mantle over, shelved recess. uPVC double glazed window to rear with window seat, lovely views over the sun terrace, harbour and sea. Sliding door to Kitchen.

KITCHEN

20' 9" x 4' 9" (6.32m x 1.45m)

Range of light mushroom coloured wall and base units, three drawer pack, full height cupboard, granite-coloured working surfaces. Built-in Candy oven, ceramic touch control ceramic hob, stainless steel splashback, stainless steel chimney extractor hood. One and a half bowl inset Franke granite composite sink with mixer tap, grey wall panel splashbacks. Worcester oil fired boiler, carbon monoxide monitor, two fluorescent striplights, three wooden floating shelves, Wooden door to side. Two double glazed windows to side, return door to Entrance Hallway.

CONSERVATORY

Mosaic tiled floor, pendant light fitting, three-quarter glazed door to sun terrace.

FIRST FLOOR LANDING

Fitted carpet, secondary glazed window to front and car port with window seat. uPVC double glazed window to side, three pendant light fittings, smoke alarm. Wall cupboard housing electricity meter and RCD.

BEDROOM 1

22' 3" x 11' 9" (6.78m x 3.58m)

Fitted carpet, two pendant light fittings, two radiators, uPVC double glazed window to side, uPVC double glazed window to rear with window seat and superb open views. Built-in wardrobe cupboard with sliding doors, hanging and shelving. Open fronted recess to side with hanging.

BEDROOM 2

16' 9" x 12' 0" (5.10m x 3.65m)

Fitted carpet, radiator, pendant light fitting, telephone point. uPVC double glazed window to rear with window seat, again enjoying the superb views of the village, harbour and open sea. Double glazed doors giving access to the balcony, running the width of the property.

BATHROOM

White suite comprising p-shaped bath with tiled surround, shaped shower screen, Mira Sport electric shower. Pedestal wash hand basin with tiled splashback. Low level dual flush WC with soft close seat and lid. Vinyl flooring, obscure uPVC double glazed window to side, obscure uPVC double glazed window to rear. Toilet roll holder, mug and toothbrush holder, towel rail, radiator. Mirror fronted corner wall cabinet, two ceiling light fittings, Dimplex wall heater, extractor fan, wall mirror, vanity light and shaver point. Built-in cupboard with pendant light fitting, slatted shelving.

SHOWER ROOM

White suite comprising large walk-in shower cubicle with fully tiled surround and shaped shower screen, Mira Sport electric shower. Pedestal wash hand basin with tiled splashback, low level dual flush WC with soft close seat and lid. Radiator, ceiling light fitting, Dimplex wall heater, vinyl flooring, wall mirror, mug and toothbrush holder, toilet roll holder, towel rail, extractor fan, mirror fronted corner wall cabinet.

BEDROOM 3

10' 0" x 8' 5" (3.05m x 2.56m)

Fitted carpet, pendant light fitting, radiator. uPVC double glazed window to front with built-in shelving below.

OUTSIDE

The entrance to the property is via a wooden gate with slate steps leading down to the covered porchway. A storage room, under the car port, provides ample storage and access to the oil tank. A paved pathway leads around the front of the property to the rear, giving access to the sun terrace. Immediately to the rear of the property is a large sun terrace, taking full advantage of the magnificent views and providing a sheltered spot for al fresco dining.

The tiered rear garden is of a very good size and bounded by mature shrubs. There are two separate decking areas, again providing private shelter and superb views.

CAR PORT & PARKING

There is parking available for one car.

VIEWING

Strictly by prior appointment with the Managing Agents - Jefferys (01579 342400)

TENURE

Six months Assured Shorthold Tenancy - Unfurnished

RENTAL

£1,800 per calendar month

DEPOSIT

£2,076

COUNCIL TAX

Band 'D'

EPC RATING

Band 'E'

SERVICES

Mains water, drainage and electricity. Oil fired central heating.

DIRECTIONS

From Liskeard, proceed towards Polperro. Upon reaching the left hand turning for Killigarth at the top of Polperro Hill, bear left and follow this road passing Polperro School on the right hand side. Continue onto Talland Hill and proceed down towards Polperro. After approximately half a mile, Fiddlers Green can be found on the left hand side. **PLEASE BE AWARE THAT THIS LANE IS VERY NARROW.**



NOTICE TO PROSPECTIVE TENANTS

1. Applications will only be considered for properties once you have inspected the property and properties are normally let “as seen”.
2. In order to apply for a tenancy, you will be asked to complete an application form from which we can obtain credit and other references. This will need to be completed in full and we will be unable to process your application until all details, as requested, are fully completed to our satisfaction.
3. In taking up references, neither the Landlord nor Managing Agents makes any guarantee that the property will be available to you and, in making a tenant selection, the decision of the Managing Agent and/or Landlord is final, and no discussions will be entered into.
4. Prospective tenants are asked to note the following points in relation to the tenancy:
 - a. Most Landlords will consider non-waged tenants, but please enquire as some Landlords instruct us that such tenants are not acceptable. In the event that, during the term of the tenancy, you obtain Housing Benefit, the Landlord may request this paid direct to the Managing Agent and it will be a condition of any letting that such Housing Benefit is paid to the Landlord or Managing Agent at their request.
 - b. Most Landlords will not allow dogs or cats at their properties but please enquire should you have pets of any description.
 - c. The properties are let for residential purposes only and no business may be operated from let properties and the taking-in of paying guests, lodgers or sharing a property will be expressly forbidden.
5. You will be asked to leave a deposit with the Managing Agent. This is a deposit in respect of any damage or deficiencies at the property at the termination of your tenancy and will only be returned to you once the property has been finally inspected after you have vacated. This will be returned to you usually within 7 days of the end of the tenancy unless deductions must be made for cleaning, repairs or other matters.
6. You will be expected to leave the property in a thoroughly clean and tenable condition at the end of your tenancy, irrespective of the condition in which you took over the tenancy. Deductions for cleaning the property and sweeping the chimneys (if any) will be made from your deposit unless the property is returned in clean condition, to the satisfaction of the Managing Agents.
7. You will be responsible for ensuring the property is kept in a clean and tidy condition throughout the term of the tenancy and the Landlord and/or his Agent will carry out inspections, usually at four or six-monthly intervals. As a tenant you will be responsible for reporting to the Landlord and/or Managing Agent any matters requiring attention so that these can be dealt with promptly.
8. You will be responsible for all outgoing at the property, including Council Tax, water rates and all utility charges. In agreeing to the tenancy, you are agreeing that Cornwall Council, South West Water and utility companies may be notified of your occupation in order to take over these services, if required. Any telephone is your sole responsibility.



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St Austell

18 Duke St, St Austell
PL25 5PH
01726 73483
staustell@jefferys.uk.com

Lostwithiel

5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

Liskeard

17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com

OFFICES AT: ST. AUSTELL • LOSTWITHIEL • LISKEARD

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