



Penhallow-on-Brent, Polperro, Nr Looe



A detached house with a two storey garden studio/annex, both in need of modernisation.

Amazing coastal views, gardens and double garage.

Summary of accommodation

Ground floor: Entrance porch | Inner hallway | Large open plan living/dining room | Kitchen/breakfast room

First floor: Two large double bedrooms (originally three bedrooms) bathroom Cloakroom | Eaves storage

Outbuildings: Double garage | Stone-built summer house
Timber shed/workshop | Two storey garden studio with store, garden room and external shower room

Gross Internal floor Area 1689 sq ft (157 sq m)

In all about 0.3 acres

Distances

Fowey 7 miles, Eden Project 18 miles, Plymouth 25 miles
(All distances are approximate)

The location

Polperro is a village and fishing port originally belonging to the ancient Raphael Manor mentioned in the Domesday Book. Situated on the River Pol, four miles west of the major resort of Looe and 25 miles west of the major city and port of Plymouth, it has a picturesque fishing harbour lined with pretty cottages which make it a popular tourist location in the summer months.

The village has been a working fishing port since the 13th Century and this peaceful fishing cove was once a thriving centre for the area's smuggling. Fishing trips or pleasure cruises can be arranged from the quayside, or you can take the cliff path to explore the secluded smuggling coves of Talland and Lantivet Bay. With its protected inner harbour full of colourful boats, glorious coastal views, and shops, pubs and restaurants a plenty, the village is a popular and desirable place to both holiday and to live, and for the latter, there is good primary school. The charm of the village is protected by its status as a conservation area, and the harbour is designated as an Area of Outstanding Natural Beauty.

The property

Penhallow on Brent, a former agricultural building, was converted to a residential dwelling in 1936 and sold by the National Trust in the 1990s. The house, which is now in need of total modernisation, has retained many interesting features, including exposed stonework, diamond lead-paned windows and stone elevations. The views from all the rooms at Penhallow are glorious, taking in the harbour and the sea beyond.





The house was originally three bedrooms but with the removal of an internal wall, now offers two large double bedrooms on the first floor, both offering coastal views and one with a door to the terrace and a large stone-built fireplace. In addition, on the first floor is a bathroom, separate cloakroom and walk in eaves storage.

The ground floor offers a spacious kitchen/breakfast room with coal fired Rayburn with back boiler, and fabulous views of the harbour and out to sea. The large L-shaped living/dining room has an inglenook stone-built fireplace and door to the gardens.

Outbuildings

There is a good range of outbuildings, most notably, the two-storey garden studio, which was converted to a holiday let in the 90s but is now in a state of disrepair. The studio offers two rooms and an adjoining external shower room/WC. There is also a large timber shed/workshop, stone-built summer house and a detached double garage.

Gardens

The gardens are a delight, facing due south and being well-established with an array of mature shrubs, plants. The gardens are bordered in part by National Trust woodland and there is direct access to a woodland walk footpath which leads down to the harbour side and south-west coast path. The views across the harbour and the sea beyond are sublime. There is a stone-built BBQ area, terrace and stone built paths created throughout the garden. There is a current treatment plan for Japanese knotweed.

NB: Please note that there are restrictive covenants in place by the National Trust, please call the office for more details.

Services

Mains water, drainage and electricity. Heating via coal fired Rayburn with radiators, open fire.



Fixtures and fittings

All items usually known as owners' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary, and machinery.

Viewing

Viewing is strictly by prior appointment with the agents Knight Frank.

Directions (Postcode PL13 2RY)

What3words: doing.flocking.soup

If in the village already, proceed on foot to the house as vehicles are not permitted through the no entry sign at the bottom of Talland Hill. The walk from the public car park on the other side of the village to the house will take about 10/12 minutes. Walk past The Ship Inn and continue up Talland Hill, where Penhallow will be found on the right. Alternatively, you may drive down Talland Hill and park in the garage belonging to Penhallow which will be on your left.

Property information

Tenure: Freehold

Local Authority: Cornwall Council

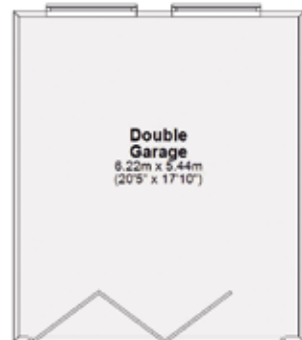
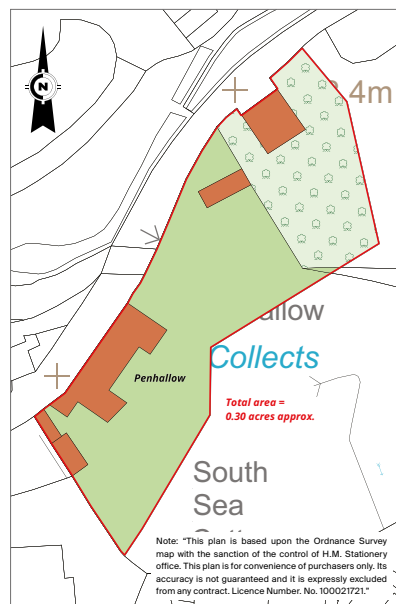
Council Tax: Band E

EPC Rating: G

Guide Price: £600,000



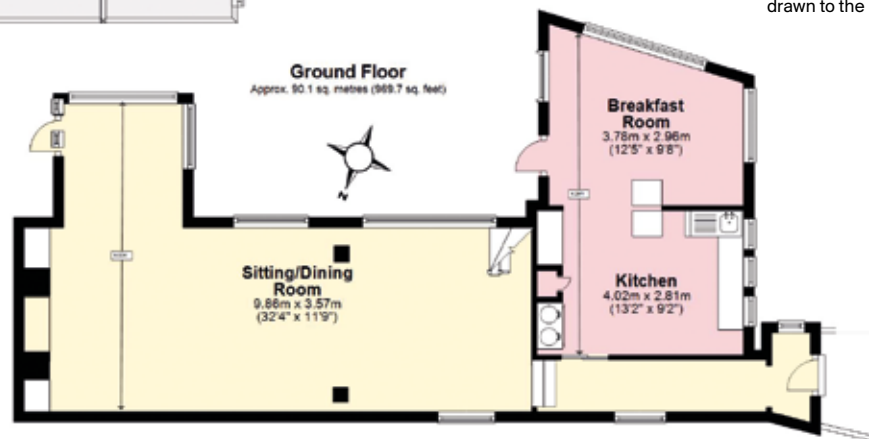
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



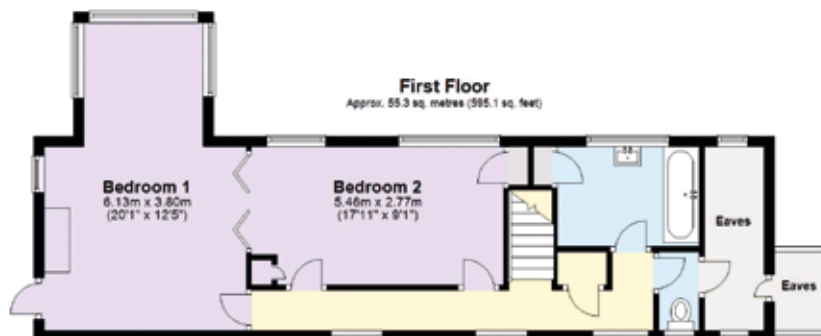
Lower Ground Floor
Approx. 11.5 sq. metres (124.1 sq. feet)



Ground Floor
Approx. 90.1 sq. metres (969.7 sq. feet)



First Floor
Approx. 55.3 sq. metres (595.1 sq. feet)



Approximate Gross Internal Floor Area
1688.9 sq ft/156.9 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2023. Photographs and videos dated April 2023.

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