

Polperro House

Polperro, Cornwall



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A wonderful home full of character with superb sea views and easy access to the village.

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

Accommodation and amenities

Entrance hall | Living room | Kitchen/Dining room | WC

Principal Bedroom | Four further bedrooms | Reception room

Two Bathrooms | Shower room | WC

About XXXX acres



Exeter

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Situation

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 tightly packed houses which make it a popular tourist location in the summer months.

The village retains almost all of its 17th Century architectural charm and has been a working fishing port since the 13th Century. This peaceful fishing cove was once a thriving centre for the area's smuggling.

Today, in cellars where furtive smugglers once dodged the Customs Officer's muskets, you can see displays of local crafts and fishermen's smocks, or dine in style at one of Polperro's excellent restaurants.

Fishing trips or pleasure cruises can be arranged from the quayside, or one 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 packed tightly into a steep valley on either side of the River Pol, the quaint colour-washed cottages and twisting streets, Polperro offers surprises at every turn: the Saxon and Roman bridges, the famous House on Props, The Old Watch House, the fish quay, and the 16th Century house where Dr. Jonathan Couch, naturalist and grandfather of the celebrated writer Sir Arthur Quiller-Couch, once lived.

The village enjoys the benefit of a local primary school, restaurants, pubs and shops including a Post Office, bakery and a general store. 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.

Description

Polperro House was originally two separate houses, now joined into a grade II Listed house with a south facing garden enjoying its own micro climate with breath taking views of the historic harbour and on out to sea.



The house has its own unique history as the owner of the house at the beginning of the 1900's was the first person in the country to own an 'Automobile' which is recorded in the history books. Also, it belonged to a Famous local Cornish artist, Herbert E Butler.

Polperro House has 5 bedrooms as well as a first floor sitting room. The property is full of character with exposed beams and floorboards, working shutters and in the drawing room there is an inglenook fireplace. Part way up the stairs is the original built-in cupboard and many of the bedrooms have pretty fireplaces.

The kitchen, with its oak flooring and bespoke shaker-style units, has a cosy feel that is enhanced by the gas range. The property has been meticulously and sympathetically renovated with a magnificent master bedroom on the second floor, enjoying breath-taking views out to sea with an en suite bathroom. On this floor is a guest bedroom with adjoining family bathroom. There are wonderful views of the harbour and out to sea from three of the five bedrooms, the first floor sitting room and the kitchen and sitting rooms on the ground floor.

The attractive terraced garden is south facing with a Mediterranean feel; perfect for al fresco dining and outside entertaining. For those wanting to lock-up-and-leave the

property there are secure wrought iron gates in front of which is a parking area for a small car. Significantly, further private parking is available by separate negotiation at the pub.

In summary, Polperro House is a very special family home situated in one of the best positions within the popular village of Polperro. The property offers a wonderful waterfront lifestyle and is within very easy walking distance to all the amenities that the village offers.

Services

Mains electricity





Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

Local Authority

Cornwall Unitary Authority.

Viewing

Strictly by appointment only with agents Knight Frank
Tel: 01392 423111

Directions (Postcode PL13 2RX)

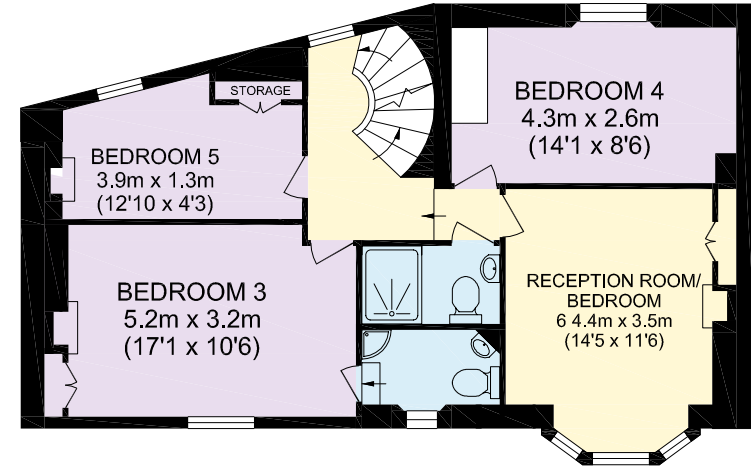
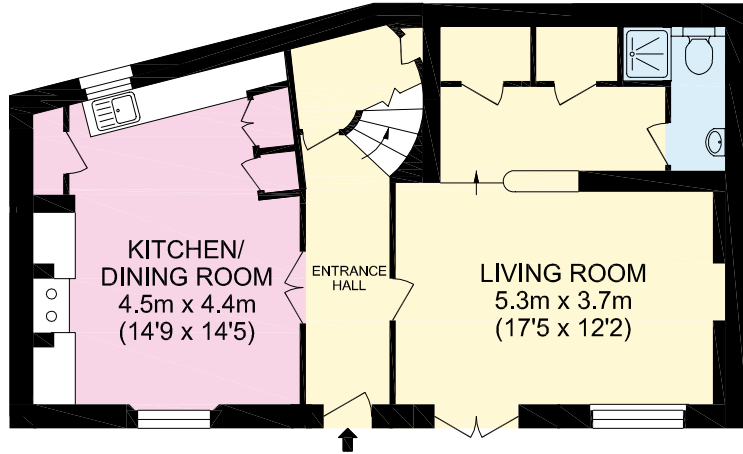
There is parking behind the Ship Inn in the space marked PH. Walk from here up Talland Hill and Polperro House is a few hundred yards up the hill on the right handside. DO NOT TRY AND DRIVE DOWN TALLAND HILL.

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

Approximate Gross Internal Floor Area
2,257 sq ft / 209.68 sq m

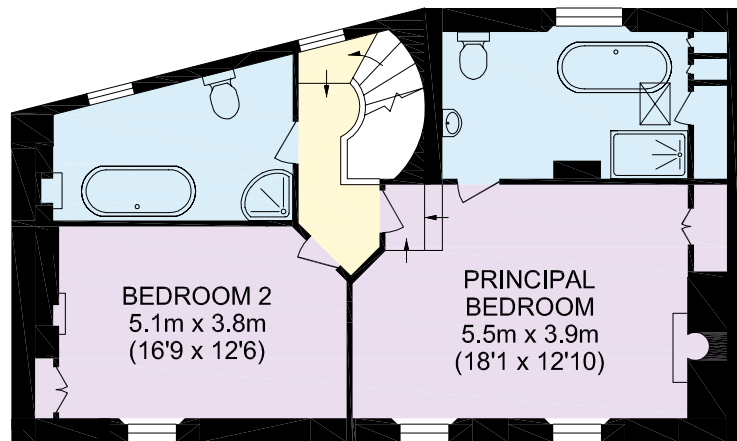
This plan is for guidance only and must not be relied upon as a statement of fact.
 Attention is drawn to the Important Notice on the last page of the text of the Particulars

GROUND FLOOR
 APPROX. FLOOR
 AREA 68.65 SQ.M.
 (739 SQ.FT.)



FIRST FLOOR
 APPROX. FLOOR
 AREA 70.98 SQ.M.
 (764 SQ.FT.)

SECOND FLOOR
 APPROX. FLOOR
 AREA 70.05 SQ.M.
 (754 SQ.FT.)



Connecting people & property, perfectly.

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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