

The Wildings, Polperro, Cornwall





A spacious detached house, situated in an elevated position, with **outstanding views of Polperro Harbour**. Ample parking, mature gardens and private woodland of just under 1 acre. Walking distance to the historic village centre.

Summary of accommodation

Ground Floor: Entrance hall | Four bedrooms | Two spacious shower rooms | Separate WC | Conservatory | Utility cupboard | Inner lobby
Boot room

First Floor: Kitchen/breakfast room | Dining room | Sitting room leading to Balcony

Outside: Garden and woodland | Balcony | Stone dining terrace | Car port | Large garage

Gross Internal floor Area 2143.8 sq ft (199.2 sq m)

In all about 0.89 acres

Distances

Fowey 7 miles, Eden Project 18 miles, Liskeard Station (mainline Penzance/
London Paddington) 16 miles, Plymouth 25 miles
(All distances and times are approximate)



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The location

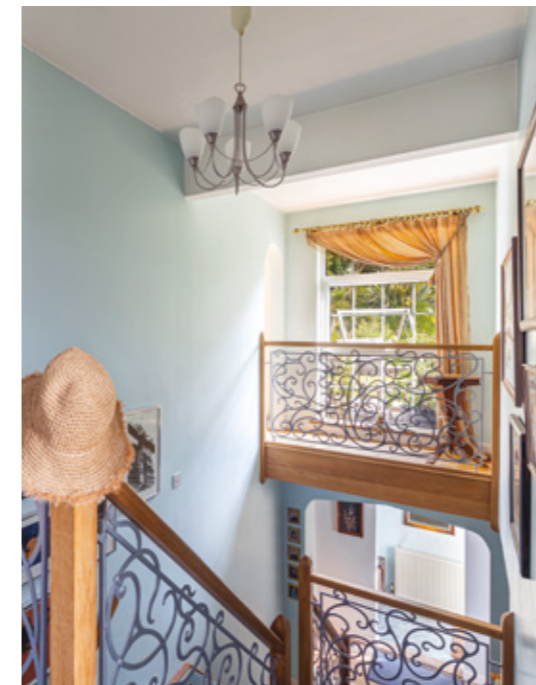
Polperro is a historic fishing village situated on the River Pol, four miles west of the resort of Looe and 25 miles west of the major city and port of Plymouth. The charm of the village is protected by its status as a conservation area, and the harbour is designated as an Area of Outstanding Natural Beauty. The 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. Today Polperro has a picturesque fishing harbour lined with pretty cottages which make it a popular tourist location in the summer months. Fishing or sight-seeing trips can be arranged from the quayside, or you can walk the cliff path to explore the secluded smuggling coves and beaches of Talland and Lantivet Bay and beyond.

With its protected inner harbour full of colourful boats, glorious coastal views, and shops, pubs and restaurants aplenty, Polperro is a popular and desirable place to both holiday and to live, and for the latter, there is good primary school.

The property

This beautifully presented and well-loved family home has been in the same ownership since 1989, and would benefit from some refurbishment and upgrading. The reverse level accommodation maximises the spectacular location and has been designed around the garden levels, ensuring the first floor living areas not only have outstanding views but also the benefit of direct access to the large south facing balcony and garden. The ground floor comprises four bedrooms (the smallest would make an ideal study overlooking the sea), two spacious shower rooms and a conservatory with wonderful views. There is also a cloakroom, a boot room, inner lobby, and utility cupboard.

A stylish and ornate staircase rises to the first floor, overlooked by a minstrel's gallery. The sitting room, with its exceptional views, is fitted with display shelving, and a feature LPG gas fire. Sliding glazed doors lead to steps down to the slate balcony below. The dining room, with exposed wooden floor, has double glazed doors leading to the adjoining stone dining terrace. The kitchen, with breakfast room at one end, is fitted with a range of units, and appliances include a dishwasher, a microwave, an oven and hob, and tall standing fridge and freezer.



Gardens

The gardens are a special feature at The Wildings, being well established, south facing and offering glorious views across the harbour and out to sea. These mature gardens comprise a level lawn, a large rockery bank and an unspoilt woodland, and offer an array of native shrubs, including hydrangeas, azaleas and over 50 camellias. There is a mass of spring flowers and ferns, and the gardens are criss-crossed with a network of paths and terracing.

The stone dining terrace which adjoins the dining room is again south-facing and sheltered. There is a large garage with workstore and loft area/storage above. There is a potting shed.

Services

Mains water, electricity and drainage. LPG gas fire. Oil fired central heating.

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

The house is accessible by car avoiding Polperro village. There is no vehicular access up Talland Hill from the centre of the village. As you approach Polperro on the A387, turn left (towards Killigarth) at the bus shelter. Continue along, passing Killigarth Manor Holiday Park. After about half a mile, follow the road around the right hand bend and you will soon pass Polperro Primary Academy on your right. At the T junction turn left into Talland Hill and continue downhill, passing the width restriction sign, until reaching the drive to Kit Hill House and The Wildings on your right (it is the third drive on the right after the T-junction). Follow the drive up around the sharp bend to the top where the Wildings will be seen in front of you. **NB.** Do not continue on the hill past the drive, as the lane narrows dramatically and becomes one-way without turning places.

What3words: trade.unless.threading

Property information

Tenure: Freehold

Local Authority: Cornwall Council www.cornwall.gov.uk

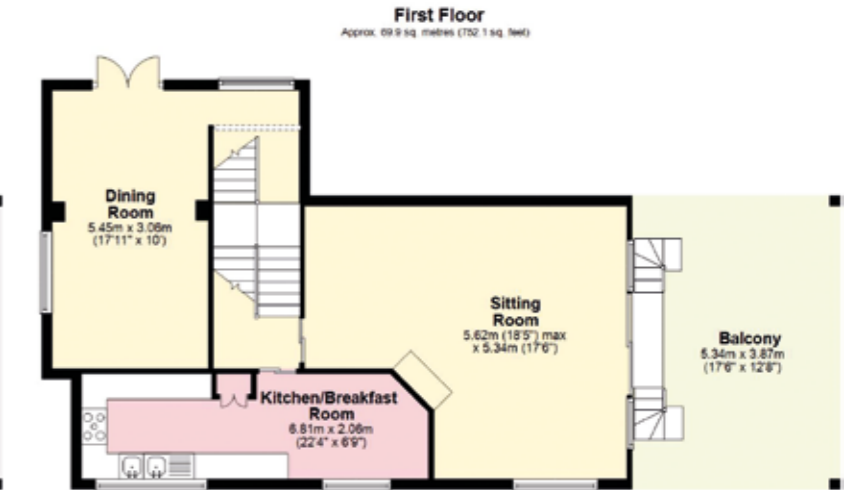
Council Tax: Band E

EPC Rating: E

Offers in excess of £950,000



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



Approximate Gross Internal Floor Area
178.0 sq m (1915.6 sq ft)

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.



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 December 2023. Photographs and videos dated August 2023.

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