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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

BRENT COTTAGE TALLAND HILL, POLPERRO, LOOE, CORNWALL, PL13 2RY

PRICE GUIDE £400,000





SOLD - Scott Parry Associates are pleased to report another successful sale - Commanding a stunning birds eye view of the historic and famous Polperro Harbour and Polperro Bay a south facing and freehold garden apartment, fully renovated and presented to a stunning contemporary standard the apartment is well suited to owner occupation, second home or holiday letting. About 806 sq ft, 22' Open Plan Living Room/Kitchen with folding doors to sea facing Terrace, 3 Bedrooms, Shower Room/WC, Large Garden.

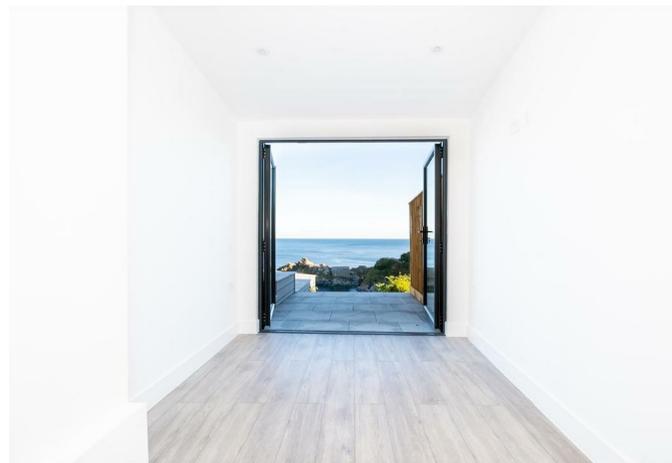
LOCATION

The property is situated on Talland Hill within walking distance of the harbour and many village facilities. This is one of the most coveted coastal locations in Cornwall, prized for its mild maritime climate and extraordinary natural beauty.

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, 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.



DESCRIPTION

Brent Cottage comprises a unique garden apartment in a stunning coastal location. The property has a south aspect with simply outstanding views over the harbour and bay.

Recently renovated to a cool contemporary standard the property benefits from full double glazing and electric underfloor heating together with adjustable LED mood lighting, a new kitchen and shower/wc.

The accommodation extends to about 806 sq ft and briefly comprises - Reception Lobby - 22' Open Plan Living Room/Kitchen, 3 Bedrooms, Shower/WC.

OUTSIDE

A short flight of gentle steps descend from Talland Hill to the front entrance door.

The extensive gardens lie on the south side of the property and are dominated by the fabulous views taking in the harbour, village rooftops and the wooded coastal hillsides. There are two very large granite paved terraces beyond which there is a further area of garden, currently uncultivated but presenting fantastic opportunities for a creative gardener. The terraces have provision for the installation of a hot tub.

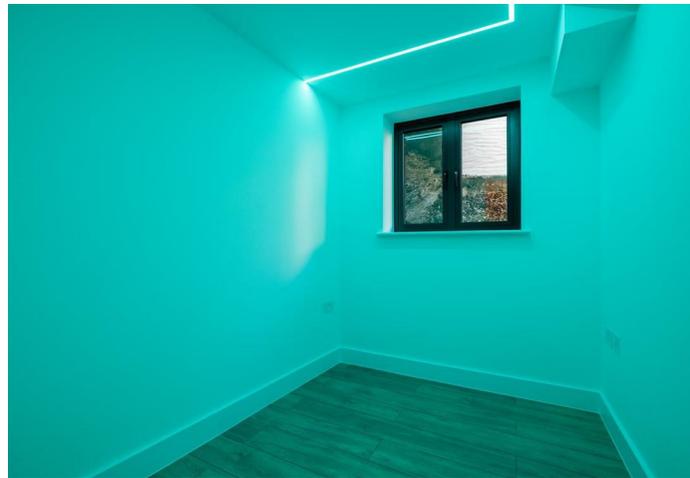
There is also a right of way over the neighbouring property for garden access.

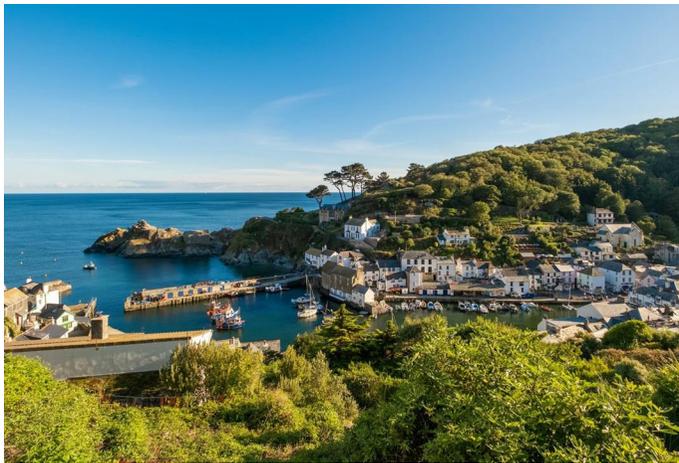
EPC RATING - E, COUNCIL TAX BAND - B

DIRECTIONS

Using Sat Nav - Postcode PL13 2RY - NOTE - there is no parking at all on Talland Hill - viewers are advised to park near the primary school postcode PL13 2JJ and finish the journey on foot.



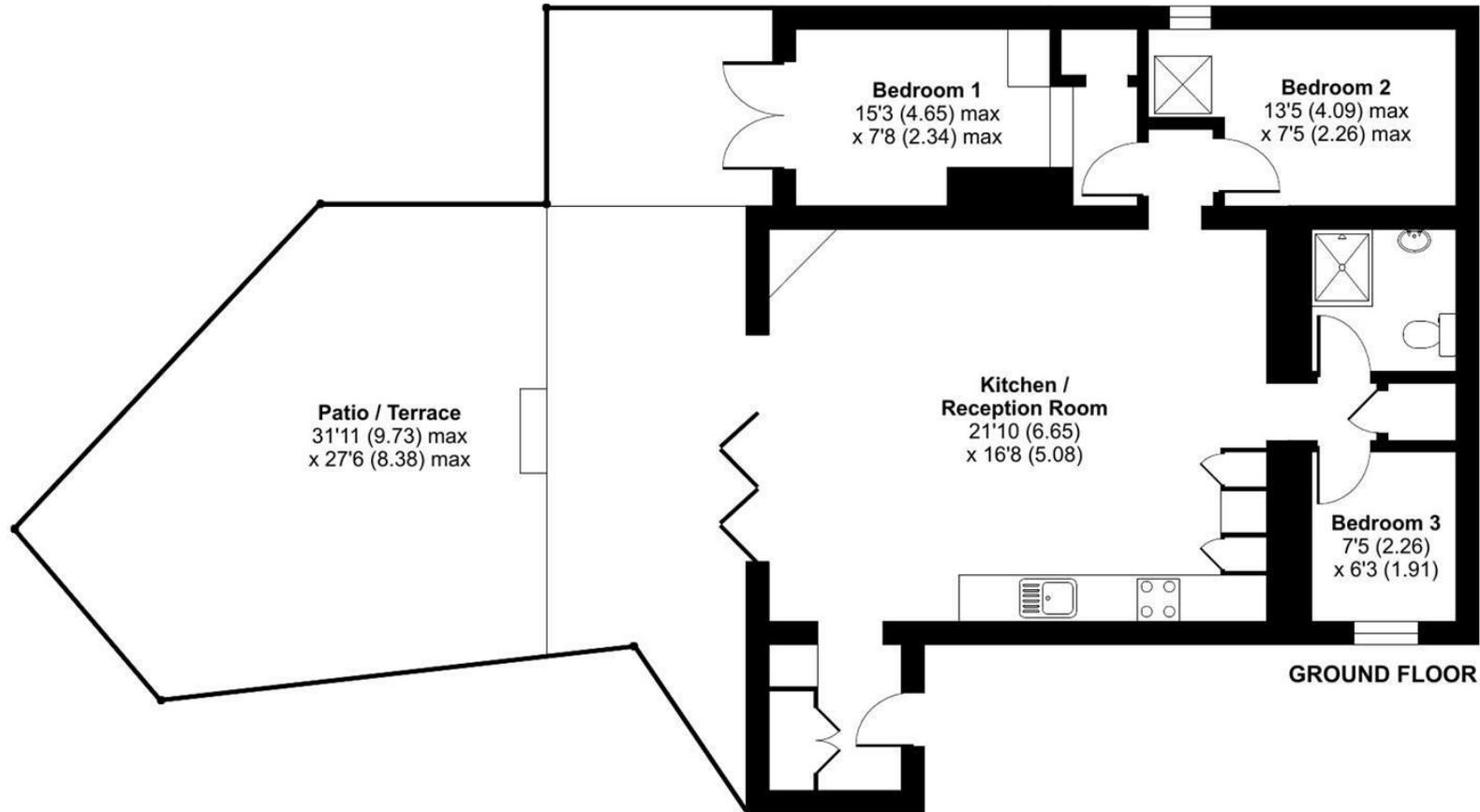




Talland Hill, Polperro, Polperro, PL13

Approximate Area = 806 sq ft / 74.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2022. Produced for Scott Parry Associates. REF: 888106

These particulars should not be relied upon.