



Description

A 1920s three bedroom semi-detached property situated in a picturesque setting on the outskirts of the quintessential traditional fishing village of Polperro. The property enjoys front and rear gardens, with the river Pol to the front elevation and woodland to the rear, conveniently situated for the village shops, harbour and beach, along with the privately owned car park serving the village nearby, offering renewable 6 months permit parking for owners and guests. The property has previously been both a successful holiday and residential lettings venture. Cash buyers only.

Situated

Polperro is the quintessential traditional Cornish fishing village, set in an Area of Outstanding Natural Beauty, steeped in history and extremely popular with local residents and holiday makers alike, with boutique shops and art galleries, restaurants, public houses and cafes, a working harbour and beach. The village also has a Post Office, general stores, doctors surgery and primary school, with further facilities and amenities to be found circa 4 miles at Looe and being readily commutable to the A30/A38 road networks.

Ground Floor

Entrance hall, sitting room, dining room, kitchen/breakfast room.

planning department and any other departments that would be required to give consent.

First Floor

Landing, three bedrooms and bathroom.

Viewings

Strictly by prior appointment with Stratton Creber Looe 01503 262271. General enquiries Countrywide Property Auctions 01395 275691.

Outside

Front and rear gardens with the potential to create bridged on drive parking, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council

Note

The property was tested for mundic block in 2003 with the results being inconclusive. Of 9 samples taken 6 samples were considered sound, 3 samples were found to contain Menheniot Mining waste. Stage 2 testing on these samples was recommended but was not carried out. However, because of the presence of the Mining Waste, they would have likely resulted in Class B Classification which is unsuitable for mortgage purposes.

EPC Rating

F

Council Tax Band

B