



### Description

A versatile detached property formerly operating as a successful B&B, with three en-suite letting rooms and two one bedroomed self-contained apartments, along with owner's accommodation comprising kitchen, utility room, one/two reception rooms, conservatory/guests dining room and sun porch. The property has on-drive parking for three cars, rear balcony and terraced gardens with views over the valley.

### Situated

Longcoombe Lane is situated on the outskirts of the picturesque fishing village of Polperro, with a selection of shopping and leisure facilities, a working harbour, restaurants, public houses and beach, with facilities including a Post Office, general store, Dr's surgery and primary school, with additional car parking available nearby at a privately owned car park. Further facilities and amenities are available in Looe circa 3 miles.

### The Cottles Ground Floor

Entrance porch, hallway, sitting room, dining room, kitchen, conservatory and sun room, utility room and shower room.

### First Floor

Landing, three double bedrooms with en-suite shower rooms.

### Ryder Apartment

Entrance hall, lounge/kitchen/diner, double bedroom with en-suite shower room.

### The Retreat Apartment Ground Floor

Entrance hall, kitchen, lounge/diner with doors to the balcony and shower room.

### Lower Level

Double bedroom.

### Outside

On drive parking for three cars. Rear terraced gardens and balcony.

### Viewings

Strictly by prior appointment with Stratton Creber Looe 01503

262271. General enquiries  
Countrywide Property Auctions  
01395 275691.

### EPC Rating

E

### Council Tax Band/VOA Rating

Council Tax Band A VOA  
Rateable value £4,850

### Note

We understand that the new owners may take over forward bookings if they wish to do so