



### Description

An interesting opportunity to acquire a residential building plot enjoying an elevated position and rural views, situated on the outskirts of the ever popular fishing village of Polperro. The planning permission in place allows for a lounge with balcony off, master bedroom with en-suite shower room, bedroom two and family bathroom on the lower level, with entrance hall, kitchen/diner, bedroom and cloakroom on the higher level, along with associated gardens and parking area.

### 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.

### Planning

A Grant of Condition Planning Permission was issued by Cornwall Council Planning Department, under application number PA20/06596 on the 6th November 2020, for 'Construction of house with associated works'. A further application, reference

BC21/00288/DOMFP issued on the 30th March 2021, confirms that building work has started. Interested parties must make and rely upon their own planning enquiries of Cornwall Council Planning Department.

### Note

The planning permission in place



allows for a principle primary residence and not for use as a second/holiday home.

### Viewings

At any reasonable time during daylight hours and at the viewers own risk. General enquiries Stratton Creber Looe 01503

262271/Countrywide Property Auctions 01395 275691.

### EPC Rating

Exempt.

### Council Tax Band

Not applicable.