





BEACH 25 YARDS, LOOE 4 MILES, FOWEY 6 MILES,
PLYMOUTH 23 MILES, NEW QUAY AIRPORT 35
MILES

Historic waterside cottage, above the beach. Commands dramatic views over the harbour, sea and village. About 864 sq ft. 22' Sitting/Dining Room - Kitchen/Breakfast Room - 3 Bedrooms (1 with en-suite wet room) - Bath/Shower Room – Outhouse - BBQ Terrace.

LOCATION

Charlie Wilcox has a unique setting. It is on the west side of the old fishing village of Polperro, built on the solid rock off the harbourside and elevated more than sufficiently to be out of harm's way when the sea is rough. It commands absorbing views over the beach, sea, harbour and village. Indeed, there can be few better vantage points from which to watch the awesome magic of the sea. This location within the Cornwall Area of Outstanding Natural Beauty on the Cornish Riviera is renowned for its mild climate and beautiful coastal landscape.

Polperro is one of the most picturesque coastal villages in Cornwall huddled around its famous little fishing harbour. It has a useful selection of small shops, pubs and restaurants, dotted along the narrow and quaint streets.



The National Trust South coastal footpath is directly accessible from the property and provides fantastic walking opportunities along this unspoiled coastline to hidden, peaceful sandy and pebble coves.

Many of Cornwall's attractions are within easy driving distance, including the Eden Project, Lost Gardens of Heligan and National Trust properties, including Cotehele and Lanhydrock. Nearby Fowey is a haven for yachtsmen with deep water moorings and sheltered sailing waters.

The pretty harbourside town of Looe with its iconic Banjo Pier and town beach has a thriving tourist industry and a branch line railway which links with the main line at Liskeard (Plymouth to London Paddington 3 hours).

The coastline either side of Looe is beautiful and unspoilt, easily accessible via the South West Coast Path and there are substantial areas in the ownership of the National Trust. There are excellent bathing beaches and a wide network of footpaths and bridleways in the vicinity.

The nearby town of Saltash has a Waitrose store on its northern outskirts and the City of Plymouth lies within commuting distance, having an extensive and historic waterfront together with an excellent range of shopping, educational and recreational facilities.

DESCRIPTION

Charlie Wilcox Cottage is full of character. This is an exciting opportunity to purchase a rarely available and unique harbourside cottage in one of the most iconic locations on the coastline of the south west.

Originally, the ground floor was a net "loft" for taring and hanging the nets to dry. The accommodation is now interestingly laid out on three floors. The entrance door, at the sheltered back of the cottage, is at first floor level giving immediate tantalizing views down into the boats below and out to sea. The beamed sitting room has an open fireplace and exposed stone walls. A staircase, with an intriguing stone feature, leads down to the ground floor kitchen/breakfast room. At ground floor level, there is also a bedroom with en-suite wet-room/wc. On the second floor, there are two further bedrooms and a family

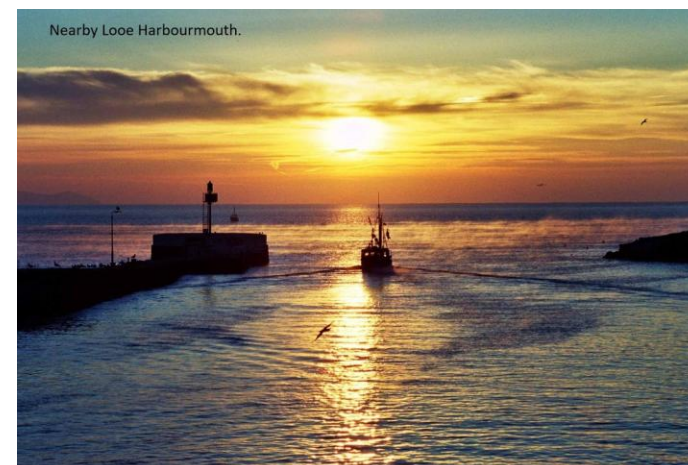


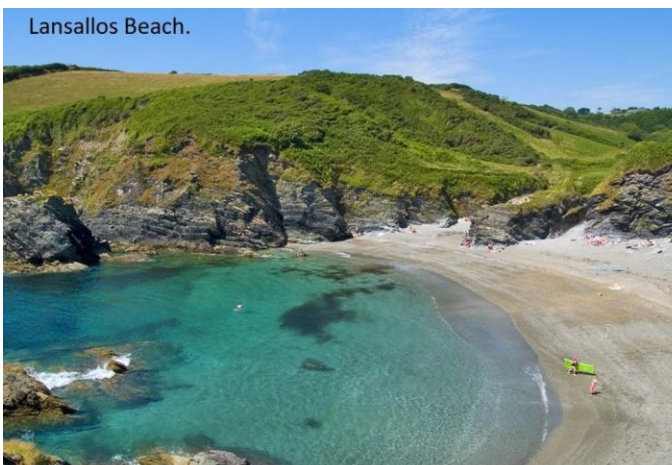
bathroom/shower – all rooms have spectacular views. At the back, a useful shed provides storage. A few steps lead to an enclosed courtyard terrace, which provides a perfect spot for summer barbecues.

There is vehicular access to about 100 yards of the cottage for loading/unloading.

HOLIDAY LETTING

Charlie Wilcox Cottage, was graded 5-star by Visit Britain,







has been successfully let by our clients for 35 years, promoted through www.classycottages.co.uk. Not surprisingly the cottage has regularly booked well, with a tariff from £490 per week (low season) to £1,960 per week (high season). The turnover for the 24-month period to 31st December 2017 was an average of £38,000 pa. Further information can be provided by direct contact with the vendors, Martin and Fiona Nicolle on 01720 423000 or by email to martin@classycottages.co.uk.

NATURE OF SALE

The property can be sold as a private residence or fully equipped which facilitates its ongoing use for holiday lettings or as a "turn-key" second home.

PARKING

There is a parking space available in the village by separate negotiation, if required, 300 yards away.

BUSINESS RATES

Rates payable (April 2018) £2,976.00

EPC RATING - F

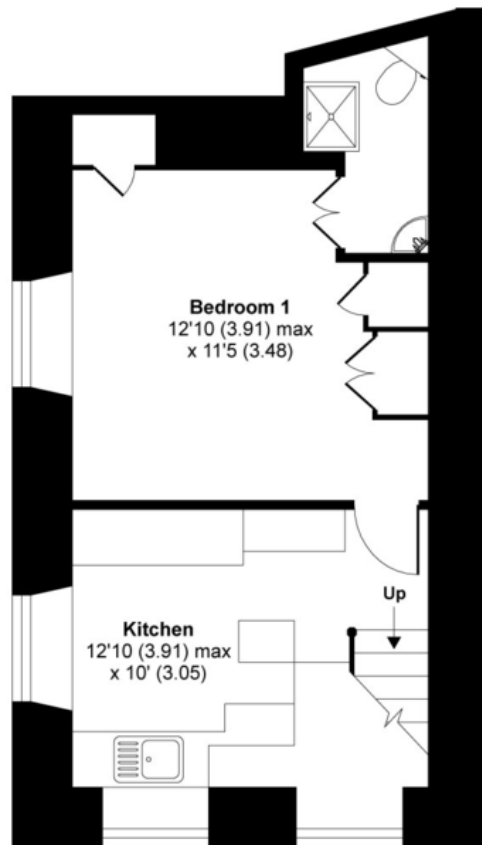
AGENTS NOTE

Quay Cottage is not listed but there is some evidence that it was intended to list it when other properties were listed in 1986

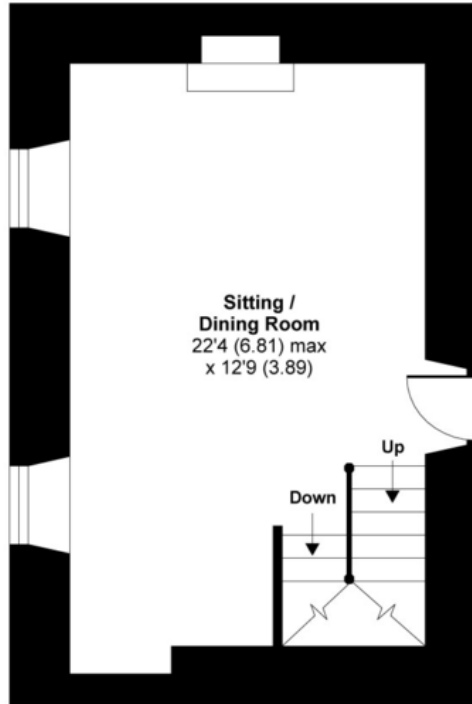


Quay Road, Polperro, Looe, PL13

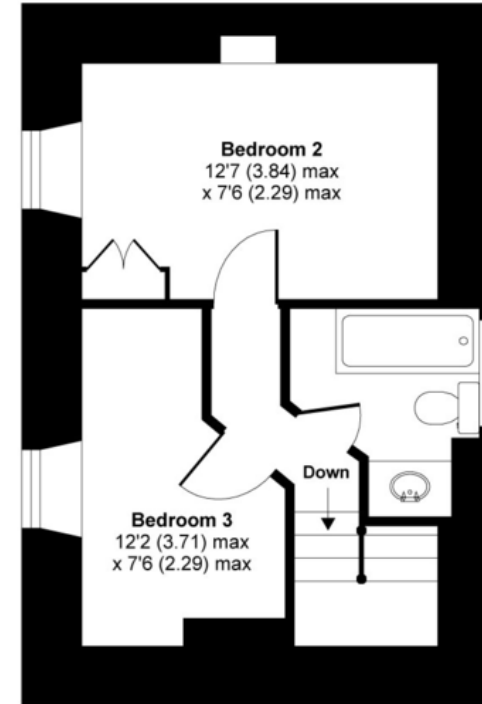
APPROX. GROSS INTERNAL FLOOR AREA 864 SQ FT 80.2 SQ METRES



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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