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Island House & Island Cottage



Looe - 4.5 miles Plymouth - 27 miles  
Polruan - 6 miles

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A breath taking 16th Century, seaside cottage. This delightful property has an abundance of charm and character throughout and is arranged as two separate holiday lets just a few feet from the harbour entrance.

- Pretty Cornish Fishing Village
- Detached Three/Four Bedrooms Home
- Three Bathrooms
- Open Plan Living
- Stunning Sea & Harbour Views
- Opportunity to Own an Iconic Grade II Listed Property
- Situated with an Area of Outstanding Natural Beauty
- Arranged as Two Successful Holiday Letting Properties
- Council Tax – N/A
- Freehold

#### LOCATION

Polperro is one of Cornwall's most favoured and pretty fishing villages, surrounded by beautiful countryside and the South East Cornish coast. This picturesque sheltered harbour has been home to a small fishing fleet since medieval times, as it is today, with a mild climate and stunning scenery and views, it is rightly recognised as an artist's paradise. The narrow intertwined streets, hark to a bygone era, the sheltered and historic harbour is ringed by numerous restaurants, galleries and pubs. This protected haven attracts a combination of holiday makers, those seeking holiday homes and full time residences which together created a strong, thriving and vibrant community and active social scene. Historically, whilst fishing was traditionally the principal occupation of Polperro families, Pirates and smuggling was rife and prospered since Polperro developed as a port in the 12th century. As you wander the narrow streets, you can believe the local legends. Today you can explore with the South West Coast Path running past the front door of this beautiful property. The path was originally built for Revenue Officers as they patrolled the coast in search of illusive smugglers. The Stunning scenery in this part of Cornwall is remarkably unspoilt, rugged and beautiful and the area is thought to be one of the most scenic stretches in the county.

#### DESCRIPTION

Ideally located in a tranquil and peaceful spot with only the sound of the sea. Island House and Island Cottage is a well presented Grade II listed property steeped in history. This five-storey detached house is currently arranged as two separate holidays lets. Located just a few feet from the entrance to the harbour, with panoramic beach, sea and harbour views from almost every window. It is believed that Island House was first built as a defence look out against Pirates in the 16th Century and then later used as the Customs House during the smuggling years. Island House occupies the top three storeys, with three bedrooms, two bathrooms, a sitting room with dining area and an attractive well-equipped kitchen. Island Cottage below is a delightful duplex apartment;

ideal for a couple, but with the potential to sleep four because of the sofa bed. The property is beautifully presented and offers significant investment potential and is available as an ongoing turnkey business, or as a family home with ancillary or separate holiday let potential, or B&B with owners' accommodation.

#### ACCOMMODATION

ISLAND HOUSE – The hallway gives access to the delightful open plan living area the sitting room boasts a feature fireplace with woodburning stove and a view out to sea and the harbour, the dining area flows through to an attractive fully fitted and well-equipped kitchen. There is also a separate utility area. Stairs rise to the first floor, leading to a beautiful master bedroom with stunning sea views, full En-suite bathroom with bath, shower, and WC. A further staircase rises, leading to a further double bedroom, a smaller bedroom, and a family bathroom with shower and WC.

ISLAND COTTAGE - Island Cottage is a romantic cottage/apartment located on the ground and first floor of the iconic Island House. The property is accessed via an external staircase that leads down to a small covered terrace. The private front door opens to open plan living area which incorporates an attractive shaker style kitchen, dining and lounge area with a log burning stove within a feature fireplace. Island Cottage is also centrally heated. Step down the beautiful spiral staircase into the generous double bedroom with en suite bathroom with roll-top bath. Windows overlook the harbour and there is also a door out onto a further terrace.

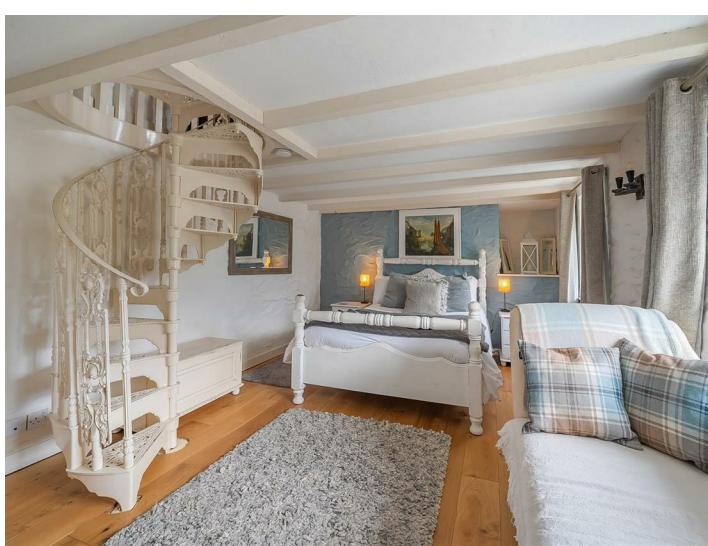
#### SERVICES

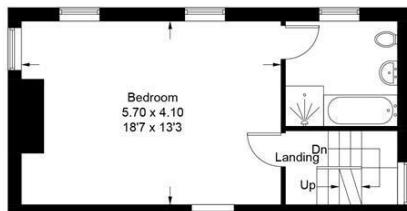
Mains Water/Drainage  
Heating - Electric  
Mobile coverage from EE & Three are limited at the property, based on the latest data available to Ofcom.

#### DIRECTIONS

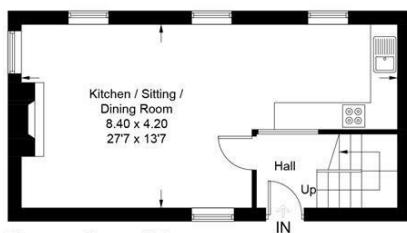
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# Offers In Excess Of £750,000



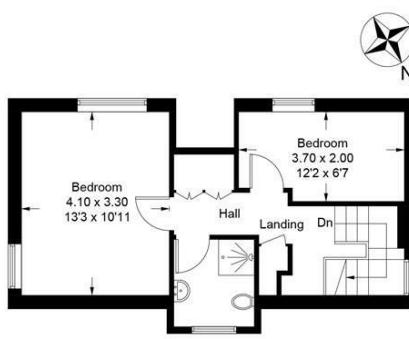


House - First Floor

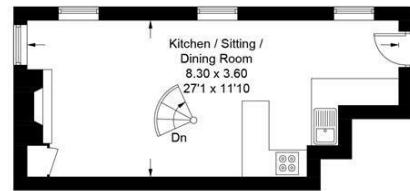


House - Ground Floor

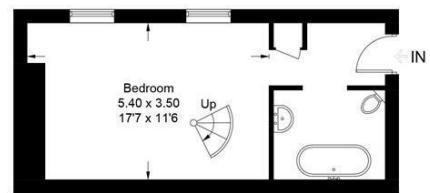
Approximate Gross Internal Area = 155.4 sq m / 1673 sq ft



House - Second Floor



Cottage - First Floor  
(Not Shown In Actual Location / Orientation)



Cottage - Ground Floor  
(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1050184)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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