



## The Croft Landaviddy Lane, Polperro, Looe, PL13 2RT

Guide price £600,000

Charming coastal cottage enjoying views to the harbour and sea beyond. A picturesque and well presented detached two-bedroom cottage, complete with a self-contained one-bedroom annexe, enjoying a delightful elevated position and coastal views.

Tucked away in a peaceful and private position, this beautifully presented property is nestled within a quintessential harbourside village. Lovingly improved by the current owners, the main cottage offers a comfortable and character-filled two-bedroom layout, while the annexe provides flexible accommodation with a great sense of privacy.

Inside, both the cottage and annexe are tastefully decorated, with many areas thoughtfully updated to enhance their charm. The main cottage boasts light-filled living spaces, including a double-aspect lounge featuring a large bay window that frames the beautiful views. A characterful fireplace and whitewashed exposed beams add to the inviting atmosphere.

The kitchen-diner is equally charming, benefitting from dual-aspect windows, including another box bay window that looks out across the patio and village beyond. A cream Aga takes centre stage, complemented by shaker-style units with contrasting black granite worktops. Exposed oak-style flooring and whitewashed beamed ceilings further enhance its timeless appeal.

Set in an elevated position, the property enjoys wonderful south-easterly views across the rooftops of the lower village, out into the harbour, and beyond to the open sea—a truly magical setting.



Upstairs, the principal bedroom benefits from double-aspect windows and arguably the best views in the house, stretching across the harbour and out to sea. The second bedroom has two front-facing windows, offering pleasant views. At the rear of the first floor is a stylish modern shower room, featuring white sanitary ware and elegant contemporary tiling.

The well-presented, self-contained annexe is attached but each has privacy, as it is accessed via a separate pathway leading up through the rear gardens. The annexe accommodation comprises a spacious, open-plan kitchen/living room, which is bright and airy, with two front-facing windows enjoying partial views towards the harbour. The good-sized bedroom is located at the rear and benefits from an en suite shower room.

**Outside**

The sloping gardens feature a large terraced area on the upper level, ideal for outdoor entertaining. There is low-maintenance Astroturf on the sloped area that descends to Landaviddy Lane. There is lapsed permission to excavate part of the Astroturfed area and create a sizeable off-road parking area. The current vendors rent parking just a short distance up Landaviddy Lane.

**Location**

Polperro is an idyllic fishing village on Cornwall's south coast, located just over six miles east of the Fowey River and four miles west of Looe. Its picturesque harbour is the heart of the village, surrounded by charming, colour-washed cottages and historic houses, many of which date back centuries. Polperro has been a working fishing port since the 13th century and is now protected as a Conservation Area, with its harbour designated as an Area of Outstanding Natural Beauty. While a popular tourist destination, Polperro also has a thriving year-round community, with a primary school, a selection of restaurants, traditional pubs, and shops, including a post office, bakery, and general store.\*\*

A short walk east along the South West Coast Path leads to the two picturesque coves of Talland Bay, situated roughly midway between Polperro and Looe. The main beach, known as Talland Sand, is home to the excellent Talland Bay Beach Café, which sits right at the water's edge. On the opposite side, Rotterdam Beach is overlooked by St Tallanus Church and features the Smugglers Rest Café. This cove tends to be slightly quieter due to its smaller sandy area and stepped access. Both beaches are dog-friendly year-round. Overlooking the bay is the award-winning Talland Bay Hotel, which offers a stylish bar and two outstanding restaurants catering to both relaxed and fine dining experiences.

To the east, Looe is divided into East and West Looe, positioned on either side of the harbour and connected by an elegant historic bridge. This bustling coastal town offers an excellent range of shops, restaurants, and traditional pubs, as well as charming streets lined with pretty fishermen's cottages. Looe is also ideal for those seeking sailing opportunities, with its active boating scene, and features a high-quality golf course nearby.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Energy 2	Energy 3	Enviro 2	Enviro 3
Energy 3	Energy 4	Enviro 3	Enviro 4
Energy 4	Energy 5	Enviro 4	Enviro 5
Energy 5	Energy 6	Enviro 5	Enviro 6
Energy 6	Energy 7	Enviro 6	Enviro 7
Energy 7	Energy 8	Enviro 7	Enviro 8
Energy 8	Energy 9	Enviro 8	Enviro 9
Energy 9	Energy 10	Enviro 9	Enviro 10

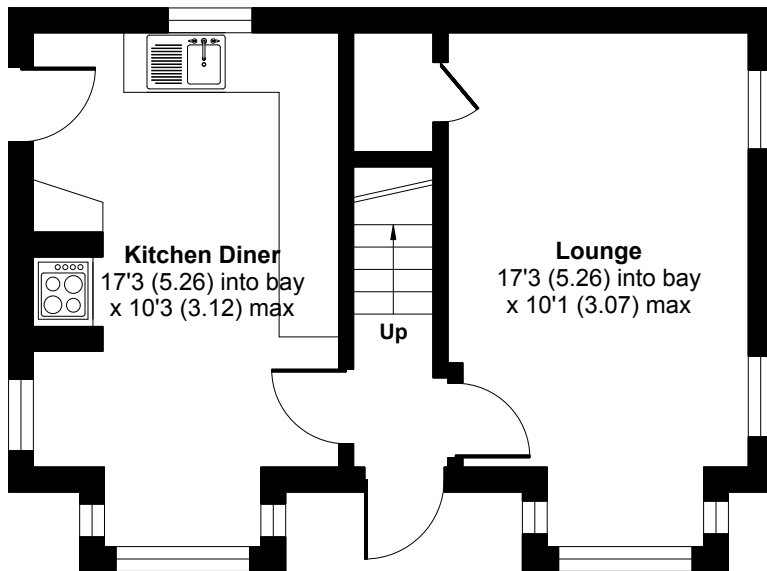
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Approximate Area = 728 sq ft / 67.6 sq m

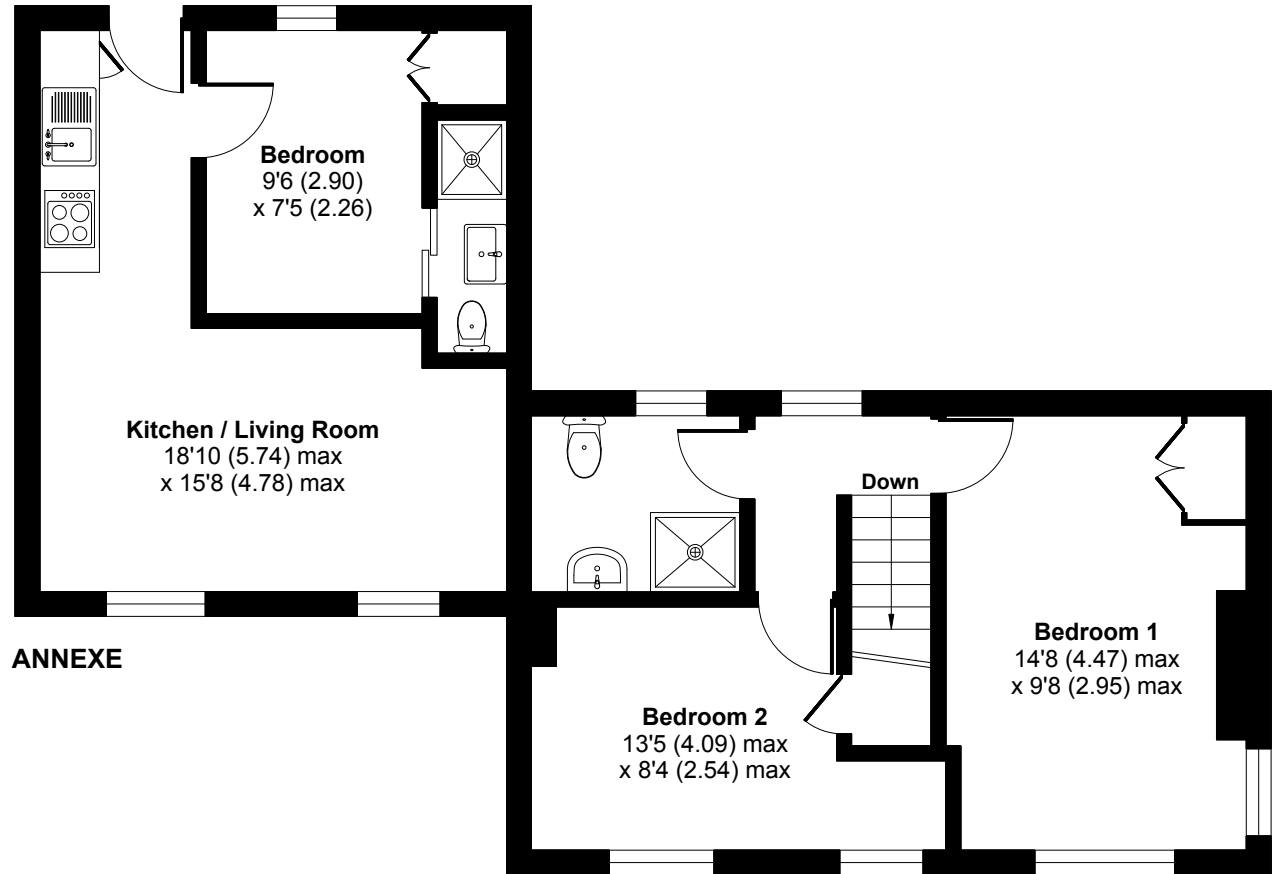
Annexe = 295 sq ft / 27.4 sq m

Total = 1023 sq ft / 95 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**