



Lily House



Newquay 36.1 Miles Plymouth City 26.8 Miles Exeter Airport 71.2 Miles

A Historic detached Grade II Listed Property Set In The Centre of Popular Cornish Fishing Village of Polperro.

- Four Bedrooms
- Master En Suite
- Character Features
- Farmhouse Style Open Plan Kitchen/Diner
- Stone Paved Courtyard for Al Fresco Dining
- Garage & Parking
- Very Successful Holiday Let

Guide Price £575,000

SITUATION

Lily House lies right in the centre of the picturesque village of Polperro. The village offers a variety of shops, restaurants, galleries and day-to-day amenities. Polperro is a popular tourist destination with the South West Coastal Path running through the harbour. The town of Looe is 2 miles away with more comprehensive amenities. Mainline railway stations can be found at Liskeard and Bodmin Parkway (13 miles). The city port of Plymouth can be accessed via the A38 and offers an extensive range of shopping, commuting, commercial and leisure amenities, including a ferry port serving Northern France and Spain.

DESCRIPTION

Lily House with an imposing facade is South facing and nestled in the centre of this popular village, offering a rare opportunity to acquire a successful holiday let or permanent family home with parking, a cobbled terrace area, spacious accommodation throughout the ground floor offering good size reception rooms, which could be split back into two rooms with doors opening out onto the southerly facing terrace. Generously proportioned first floor bedroom accommodation with master bedroom with en suite and a smartly presented bathroom. Viewing is highly recommended to appreciate the fixtures and fittings. The website for the property is www.holidaycottagepolperro.co.uk

ACCOMMODATION

Entering through the main front door to the inner porch, a door opening into the main reception room with exposed wooden beams and oak flooring throughout this room. Exposed stone chimney breast either end with open fireplace and double doors opening out onto the cobbled terrace. This room could also be split into two creating two nicely proportioned reception rooms. Good size open plan kitchen diner with oak

flooring, a range of wall mounted and under counter cupboards and drawers with glass fronted display cabinet, space for a dishwasher, solid wooden worktops with inset Belfast sink, space for fridge freezer and Rangemaster gas oven and hob. Good ceiling heights and double doors opening out onto the court yard, door to useful utility with plumbing for tumble dryer and washing machine. Ground floor wc, hand wash basin. First floor landing partially galleried with stain glass window allowing plenty of natural light. Generously proportioned master bedroom, en suite with fully tiled good size shower enclosure, wash hand basin and wc. Bedroom two with built in mirror fronted wardrobes, bay fronted window and modern shutters. Two further bedrooms currently set out as twin rooms, each with their own door out onto a shared balcony overlooking the village/town. Family bathroom, fully tiled with wooden floor, freestanding roll top bath, hand wash basin and wc.

OUTSIDE

Property has a gated entrance into stone cobbled parking area offering parking for three plus vehicles with up and over door to a single garage, there is also a pedestrian entrance leading through into the southerly facing Al Fresco dining area and main front door. The front courtyard with raised borders, ivy hedging and barbeque area, making this great for entertaining and enjoying the atmosphere of the village.

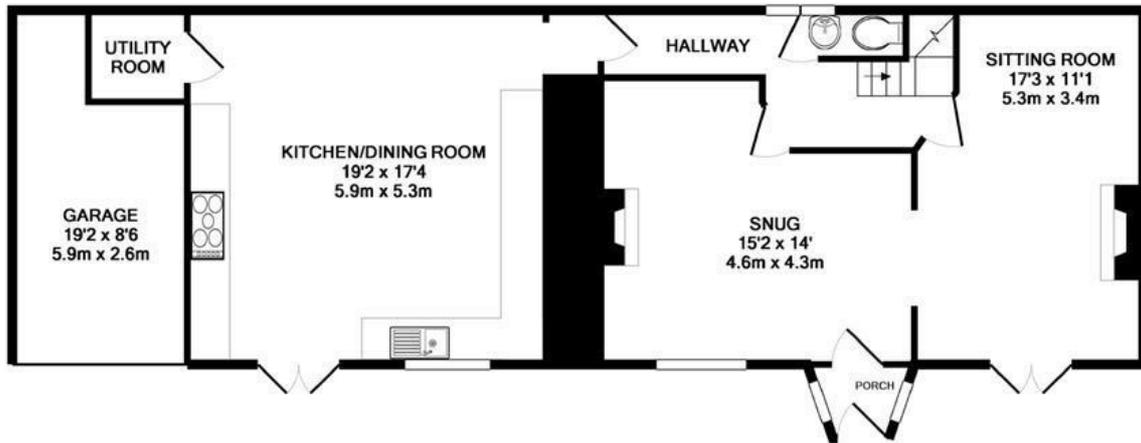
SERVICES

Mains Electricity. Mains Drainage. Propane Gas. Mains Water. Electric Central Heating.

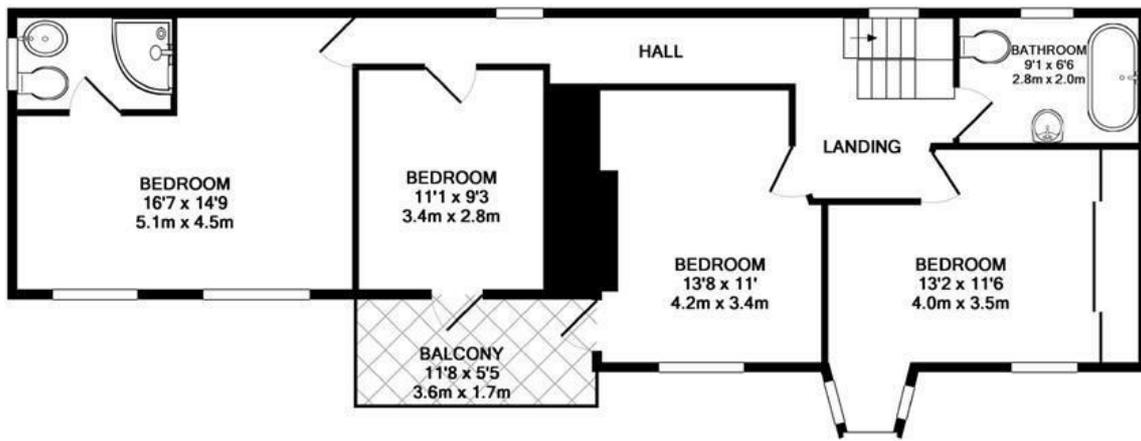
DIRECTIONS

Lily House has parking so you may enter the restricted zone. Drive into the village and watch for the Claremont Hotel on your left. Turn immediately right towards the Model Village. Lily House is immediately on your right.





GROUND FLOOR
APPROX. FLOOR
AREA 924 SQ.FT.
(85.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 825 SQ.FT.
(76.7 SQ.M.)



TOTAL APPROX. FLOOR AREA 1749 SQ.FT. (162.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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These particulars are a guide only and should not be relied upon for any purpose.

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Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	