



ROHRS & ROWE

Island House
The Warren
Polperro
PL13 2RD

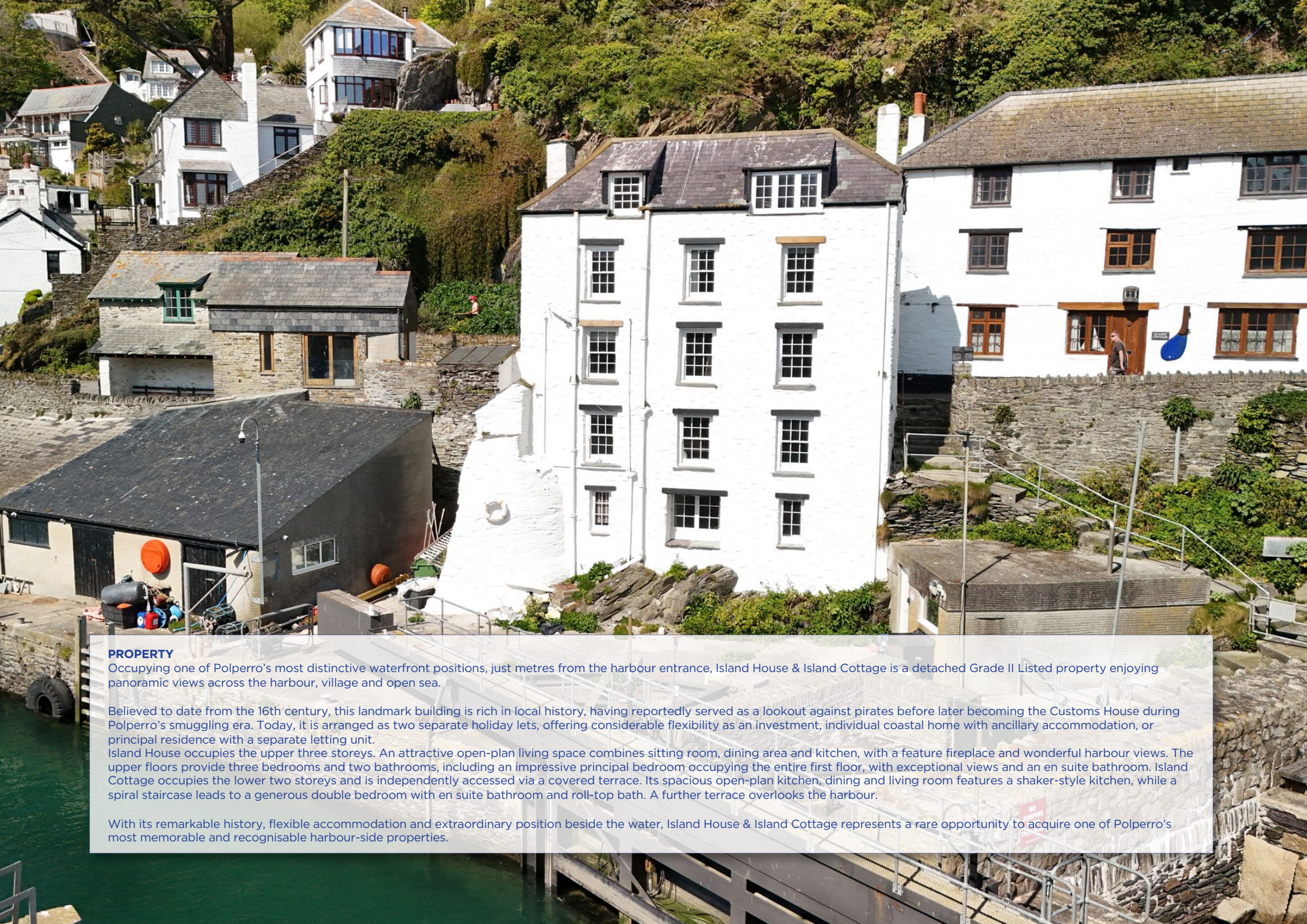
- Grade II Listed detached waterfront house
- Landmark position beside Polperro harbour entrance
- Panoramic views over the harbour, village and sea
- Arranged as house and separate cottage
- Three-bedroom main house
- One-bedroom separate two storey cottage
- Three bathrooms
- Open-plan living spaces
- Currently operated as two successful holiday lets
- Flexible use as home with ancillary accommodation or income potential



ROHRS & ROWE







PROPERTY

Occupying one of Polperro's most distinctive waterfront positions, just metres from the harbour entrance, Island House & Island Cottage is a detached Grade II Listed property enjoying panoramic views across the harbour, village and open sea.

Believed to date from the 16th century, this landmark building is rich in local history, having reportedly served as a lookout against pirates before later becoming the Customs House during Polperro's smuggling era. Today, it is arranged as two separate holiday lets, offering considerable flexibility as an investment, individual coastal home with ancillary accommodation, or principal residence with a separate letting unit.

Island House occupies the upper three storeys. An attractive open-plan living space combines sitting room, dining area and kitchen, with a feature fireplace and wonderful harbour views. The upper floors provide three bedrooms and two bathrooms, including an impressive principal bedroom occupying the entire first floor, with exceptional views and an en suite bathroom. Island Cottage occupies the lower two storeys and is independently accessed via a covered terrace. Its spacious open-plan kitchen, dining and living room features a shaker-style kitchen, while a spiral staircase leads to a generous double bedroom with en suite bathroom and roll-top bath. A further terrace overlooks the harbour.

With its remarkable history, flexible accommodation and extraordinary position beside the water, Island House & Island Cottage represents a rare opportunity to acquire one of Polperro's most memorable and recognisable harbour-side properties.







LOCATION

Polperro is one of Cornwall's most attractive and best-known fishing villages, centred around its historic harbour and surrounded by the dramatic coastline of the south east Cornish coast. Its narrow, winding streets, working harbour, galleries, pubs and restaurants give the village a character that remains both deeply rooted and instantly recognisable.

The harbour has been home to a fishing fleet since medieval times and remains at the centre of village life today. Polperro is equally well known for its long association with smuggling, a history which still shapes much of its atmosphere and appeal. The village attracts a mix of full-time residents, second-home owners and holidaymakers, creating a lively and well-supported community throughout the year.

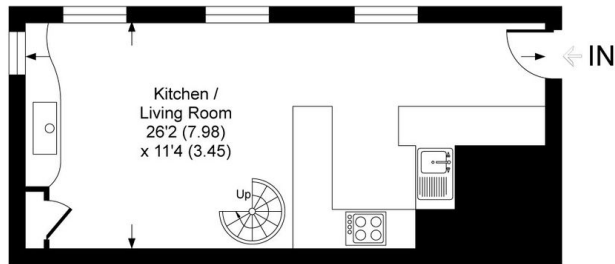
With the South West Coast Path passing close by, the property enjoys an unusually direct relationship with both the harbour and the surrounding coastline, giving immediate access to some of the finest coastal walking in Cornwall. This stretch of coastline is notably unspoilt, with rugged scenery, hidden coves and far-reaching sea views, and is widely regarded as one of the most scenic parts of the county.



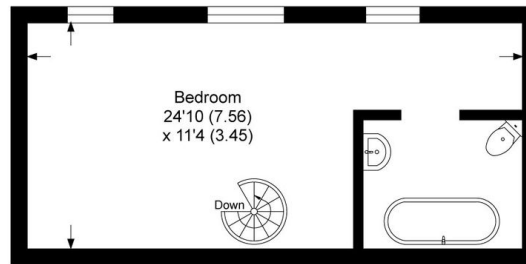


Island House & Island Cottage, PL13

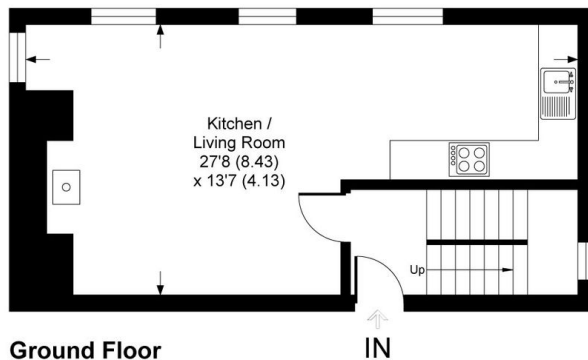
Approximate Gross Internal Area = 104.5 sq m / 1125 sq ft
Approximate Island Cottage Internal Area = 50.9 sq m / 548 sq ft
Approximate Total Internal Area = 155.4 sq m / 1673 sq ft



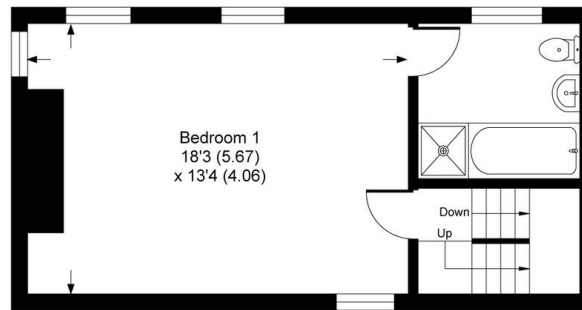
Island Cottage Ground Floor



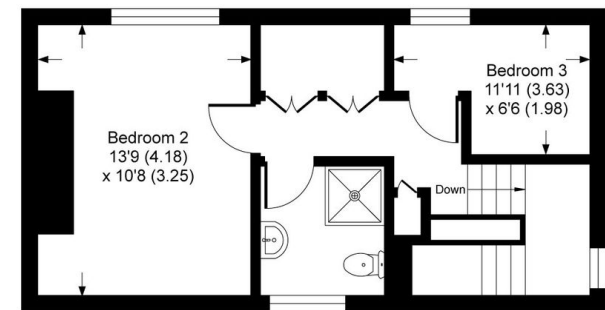
Island Cottage First Floor



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Services: Mains water, electricity & drainage. Electric heating

Directions: What3words: ///listening.whistling.padlock

IMPORTANT NOTICE: Rohrs & Rowe, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of the client or otherwise. Rohrs & Rowe assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statement or representation of fact. All areas, measurement or distance are approximate. The descriptive text, photographs and plans are all for guidance only and are not in any way comprehensive. It should not be assumed that the property has all necessary planning permissions, building regulations or other required consents. Rohrs & Rowe, their clients and any joint agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspecting or otherwise. Any items, equipment or fixtures and fittings shown may not necessarily be included within the sale.



ROHRS & ROWE

TELEPHONE 01872 306 360

EMAIL Info@RohrsAndRowe.co.uk

WEBSITE www.RohrsAndRowe.co.uk

