

Floor Plan (For information purposes only, not to scale)



GROUND FLOOR  
APPROX. FLOOR  
AREA 505 SQ.FT.  
(46.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 515 SQ.FT.  
(47.8 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 422 SQ.FT.  
(39.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1441 SQ.FT. (133.9 SQ.M.)

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**Wesley House & Gallery, Big Green, Polperro, Looe, PL13 2QT ○ Price £359,950**

- Retail shop with separate accommodation above
- Freehold with vacant possession
- Sales area of approx 500sq ft
- 3 bedroom accommodation on two floors
- Excellent investment/Lifestyle change
- Shop previously let at a rental of £6500 per annum
- Accommodation has been a successful holiday let
- Energy Rating: Residential F32, Commercial C63

A rare opportunity to acquire a property in the heart of the village that is ideal for those seeking a change of lifestyle, investment or a combination of the two. Situated less than 100 metres from the harbour and nestling amongst the restaurants, pubs and individual shops that adorn the village, Wesley House and Gallery is a substantial stone building dating back to the mid 1700's. The property comprises a retail shop on the ground floor with separate three bedroom accommodation on the two floors above. Offered for sale with vacant possession, the shop has previously been leased at a rent of £6500 per annum whilst the accommodation above has been a successful holiday let. In brief the shop consists of a character sales area of approximately 500sq ft plus a small stock room and wc. To the side of the shop a small flight of steps lead up to the accommodation which is over two floors and comprises; 3 bedrooms (master with en suite shower room), bathroom and an open plan lounge, dining area and kitchen. A viewing is highly recommended so as to fully appreciate this characterful property and its location within the village.



## Ground Floor

### Shop

This is rectangular in shape with a good deal of character and boasts exposed stone walls with many recesses ideal for displays. Spot and fluorescent lighting. Exposed beams. Wall mounted electric heater. Multi glazed display window to the front with adjacent entrance door. To one corner and at the rear a small opening leads into the stock room/kitchen and wc.

### Stock Room & WC

Door to the outside. Window. WC / wash room. Small kitchen area. Storage space.

### Accommodation

### First Floor

Accessed via a small flight of external steps leading up to a porch.

### Porch

Half glazed entrance door with further half glazed door into the accommodation. Window with obscured glass. Tiled floor.

### Open plan living/dining/kitchen

Large dual aspect room full of character and having many niches and recesses. Four double glazed windows make this an extremely light and airy space with exposed stone walls and open beamed ceilings. Closed room heater on a slate hearth. Staircase rising to the first floor with cupboard beneath. Electric wall mounted heaters. The dining area is to one end of the room with further electric heater. Low level cupboard with glazed display cupboard over. Opening to kitchen

### Kitchen area

Separated from the dining area by low level units. The kitchen is compact and well fitted with cupboards and drawers that are complimented by work surfaces Fitted single drainer sink unit. Built in appliances to include an electric oven, four ring hob and integrated dishwasher. Useful recesses. Larder cupboard. Extractor fan. Laminate floor.

### Inner Hall

Door to bathroom.

### Bathroom

Spacious room with exposed stone walls and timbers. Panelled bath with electric shower above and mixer taps with shower attachment. Wash basin. Bidet. Close coupled wc. Heated towel rail. Wall mounted electric heater. Shaver light. Fan heater. Large cupboard currently used as a laundry area with plumbing for washing machine. Double glazed window with obscured glass.

## Second Floor

### Landing

Cupboard above the stairs. Loft access hatch. Wall mounted electric heater. Doors off to all rooms.

### Master Bedroom

Double glazed window looking onto Big Green. Wall mounted electric heater. Useful recess. Door to en suite shower room. This has a double glazed window with obscured glass and is fitted with a walk in shower cubicle, wash basin and close coupled wc. Heated towel rail. Light/shaver point. Laminate floor.

### Bedroom 2

Double glazed window looking onto Big Green. Wall mounted electric heater. Built in wardrobes. Recess.

### Bedroom 3

Double glazed window looking onto Big Green. Wall mounted electric heater.

### Services

Mains water, electricity and drainage.

### Tenure

Freehold

### Note

There are two EPC's for this property, one for the accommodation and one for the shop.

The residential rating is F32 and the commercial rating is C63

### Council Tax: Business Rates

Please refer to [www.voa.gov.uk](http://www.voa.gov.uk) for the rateable value and rates payable including any discounts that may be available and or applicable.

### Directions

From the main car park in Polperro, proceed on foot through The Coombes toward the village centre. Continue past the Fish Kiosk and the Ship Inn both on your right, take the next right hand turning into Big Green and the property will be found a few yards along on your right.

