



11 Talland Bay

Talland Bay, Nr Looe, Cornwall, PL13 2JA

Holiday Home in an Exclusive Luxury Resort on the Coast

- Contemporary Holiday Home
- Right by the Sea
- Fabulous Interiors
- Large 3 double bedrooms
- Private Courtyard Garden
- Hot Tub
- Use of Indoor Swimming Pool, Sauna and Gym
- Fully Managed
- Very Successful Holiday Let

11 The Bay, is a large 3 bedroom holiday home with the use of an indoor swimming pool on the romantic coast of south Cornwall. Situated on a private gated complex and only walking distance to the beach at picturesque Talland Bay.

This striking contemporary house has been designed with the emphasis on holidaying in an informal modern lifestyle with open planning living to the ground floor, large areas of glazing, zoned heating controlling throughout and useful storage areas.

On entering the house at the middle level you go downstairs to the living area or upstairs to the 3 double bedrooms and 2 bathrooms. All the bedrooms have large floor to ceiling windows allowing light to flood in and fitted wardrobes. Downstairs the large open plan living area has a wood burner, dining area and stylish integrated kitchen with a highly contemporary finish. Furthermore downstairs there is a lockable owners' cupboard and useful utility room.

To the front there is a terrace in the central garden area with a hot tub. The other more private and secluded courtyard is to the

Asking Price £300,000



rear of the house for outside dining and access to the large roof garden is via a spiral staircase. The roof garden creates an amazing additional outside space and is perfect for taking in the fantastic view of the countryside, glimpses of the sea in the distance and is ideal for sunbathing as it gets the sun all day. Externally, the house is finished in cedar and local Cornish stone which blend harmoniously into the surroundings. High levels of insulation and a roof garden reduce the carbon footprint and water runoff.

Situation

This small development of coastal holiday homes in South Cornwall lie just yards from the southwest coastal path and is set above a secluded cove between the pretty fishing port of Looe and the quaint harbour of Polperro - once notorious for smuggling. Talland Bay has a resident manager providing year round services to include an optional rental and housekeeping service. The Clubhouse is exclusively for the use of homeowners and their guests and features an indoor swimming pool, sauna, gym and changing rooms. The homes are spread throughout landscaped communal gardens with electronically operated entrance gates, and plenty of space to roam.

Talland Bay remains an unspoilt picturesque cove which is a perfect location for walking, fishing or just enjoying the view. The nearby Talland Bay Hotel has an excellent restaurant and there is the Talland Bay Beach Cafe just behind the beach. The area is home to stunning golf courses, the Eden project and only a short drive away lies Fowey with its picture-postcard harbour and sailing centre.

Services - Mains water, mains drainage, electricity, calor gas.

Tenure - Leasehold 995 years

Directions

Fowey 11 miles, Plymouth 30 miles, Exeter 70 miles, Bristol 145 miles, London 265 miles. All distances are approximate

VIEWINGS BY APPOINTMENT

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Energy Efficiency Rating	Band	Approximate Range
A	Green	92-100
B	Green	81-91
C	Yellow	69-80
D	Orange	55-68
E	Red	39-54
F	Red	21-38
G	Red	1-20



The Bay, Talland Bay, Looe, PL13

APPROX. GROSS INTERNAL FLOOR AREA 1158 SQ FT 107.6 SQ METRES



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