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The Old Fire Station



Mileage Plymouth City Centre 37 miles. St. Austell 30 miles. Launceston 33 miles.

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An architecturally designed, three bedroom house situated in the sought after coastal village of Polruan. This reverse level detached property boasts off road parking and far reaching sea views.

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- Detached Property
- Reverse Level
- Three bedrooms
- Family Bathroom
- En-suite to Master Bedroom
- Open Plan Living to the First Floor
- Balcony with Far reach Sea View
- Off Road Parking
- Freehold
- Council Tax Band D

Offers In Excess Of  
£300,000

### SITUATION

Polruan is situated on the east bank of the river Fowey. This picturesque village has a thriving community with bustling local amenities which include general stores, sub post office, tea rooms, public houses and the long established boat building and repair yard. The village is connected to Fowey via a passenger ferry and has a wider range of independent shops and businesses catering for day to day needs. The local area boasts miles of wonderful coast and countryside. For those that love to be on the water, Fowey is regarded as one of the most attractive waterside communities in the county. Particularly well known as a popular sailing destination, there are two thriving sailing clubs and the famous annual Regatta which attracts lots of visitors and keen yachtsman. Having navigated out of the village and local lanes, there are good road connections to the A38/A30 giving great access to larger towns including Plymouth and Truro – which also have mainline railway connections to London Paddington.

### DESCRIPTION

An architecturally designed, three bedroom house, with three ground floor bedrooms and first floor open plan living with far reaching sea views.

### ACCOMMODATION

A fantastic reverse level property offering light and spacious accommodation throughout and comprises of three double bedrooms, three-piece family bathroom and En-suite shower facilities to the master bedroom. The generous entrance hall staircase leads to the first floor open

plan living space and provides kitchen, dining and living areas with doors to the balcony with beautiful far reaching sea views.

### OUTSIDE

This great property benefits from off road parking for multiple vehicles.

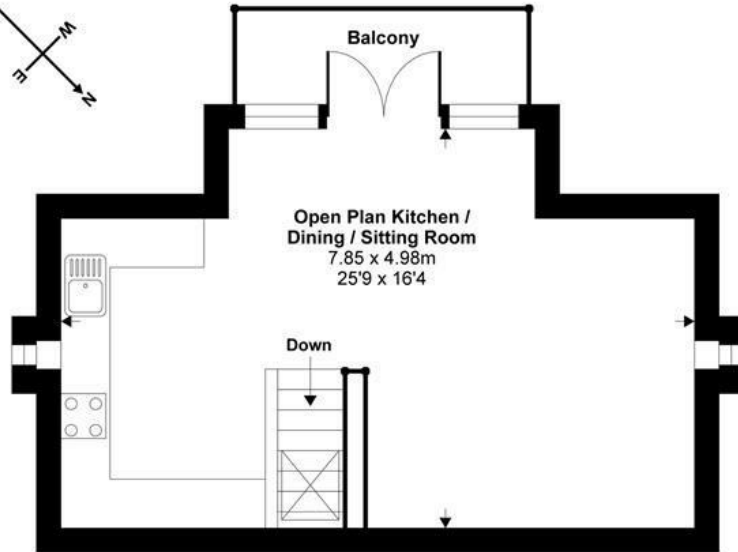
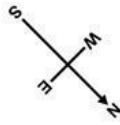
### SERVICES

Oil Fired Central Heating, Mains Electric, Mains Water & Drainage.

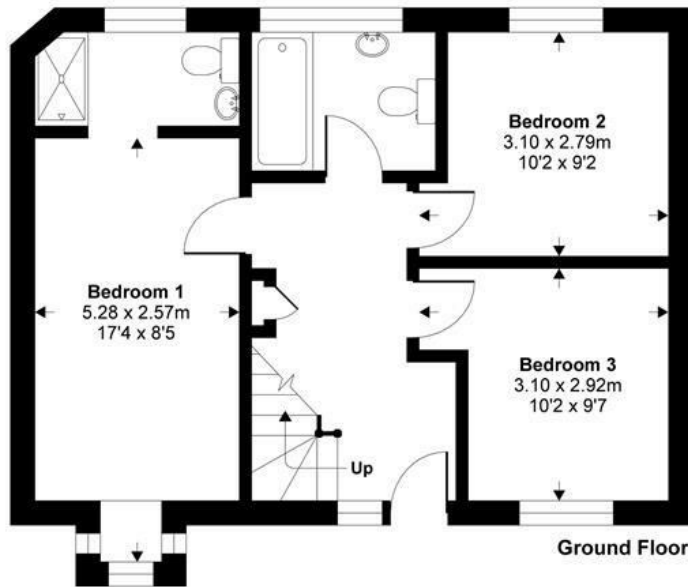


Approximate Area = 875 sq ft / 81.2 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2021. Produced for Stags. REF: 783591

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Plymouth, 3 Longbridge Road, Plymouth, PL6 8LT

01752 223933  
plymouth@stags.co.uk



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69-88) C	(55-77) D
(55-68) E	(49-54) F	(45-48) G	
Net energy efficient - higher savings costs		70	84
England & Wales		EU Directive 2002/91/EC	

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