



**18 WEST STREET,  
POLRUAN, PL23 1PJ  
GUIDE PRICE £265,000**



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**A TWO BEDROOM CHARACTER COTTAGE IN NEED OF RENOVATION. IDEALLY SITUATED IN WEST STREET CLOSE TO ALL AMENITIES AND HARBOUR. CELLAR/BOAT STORE, REAR GARDEN AND BEAUTIFUL ESTUARY VIEWS, \* SELLING CHAIN FREE \***

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**18 West Street, Polruan, PL23 1PJ**

**Polruan**  
Polruan lies on the east bank of the river Fowey, just inside the entrance to Fowey harbour. The village has its own general stores, sub post office, tea rooms, two public houses and a long established boat building and repair yard. The village is connected to Fowey, which has a wider range of small shops and businesses catering for most day to day needs, by a regular passenger ferry. The immediate area is surrounded by many miles of wonderful coast and countryside, much of which is in the ownership of the National Trust.

Once away from the immediate local lanes, there are good road connections to the motorway system via the A38/A30. Railway connections (London Paddington) can be made at a number of local stations (Par, Liskeard & Lostwithiel).

Situated in West Street, one of the most sought after locations in the village. A level walk to the harbour and all amenities enjoying lovely views across to Fowey over the estuary, Polruan and harbour.

**THE PROPERTY**

In need of complete modernisation, 18 West Street has great potential due to its character, charm, cellar/boat store, rear garden and views!

From West Street, steps rise up a pathway which leads to the side entrance and then continues around to the rear of the cottage.

The front door opens into the living area which is full of period features. An open fireplace with decorative wooden surround and tiled hearth, built-in cupboards either side of the chimney breast and a window seat looking out to West Street. Solid wooden flooring runs throughout the room.

The kitchen has base and wall storage cupboards and space for a free standing electric oven, fridge freezer and integral dishwasher. An understairs cupboard provides useful storage.

Stairs rise up to the first floor.



The first floor comprises of a double bedroom, a bathroom and a large airing cupboard which has shelving and houses the hot water tank. The bathroom has a bath with electric shower over, handwash basin and WC.

Stairs rise again to the second floor bedroom where glorious, panoramic views can be enjoyed of the Fowey estuary, Fowey, Polruan village, harbour and countryside beyond.

**OUTSIDE**

Accessed from West Street, a door opens and steps lead down to a cellar/boat store. A good sized room which currently has work benches, a sink and storage area. Benefits from power, light and water.

Steps lead up to the side of the property and continue around to the rear where there is a useful stone storage building. Further steps rise up to a garden mostly laid to lawn with a decked sitting area.

**AGENTS NOTE**

The cottage next door to 18 West Street has a right of way along the side access, around to the rear and up the steps to their garden which is situated to the side of Number 18's garden. They also have a store next door to number 18's.

**EPC RATING - F**

**COUNCIL TAX BAND - C**

**TENURE - FREEHOLD**

**Local Authority**

Cornwall Council

**Services**

None of the services, systems or appliances at the property have been tested by the Agents.

**Viewing**

Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH. Tel: 01726 832299 Email: info@maywhetter.co.uk