



GROUND FLOOR
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 265 sq.ft. (24.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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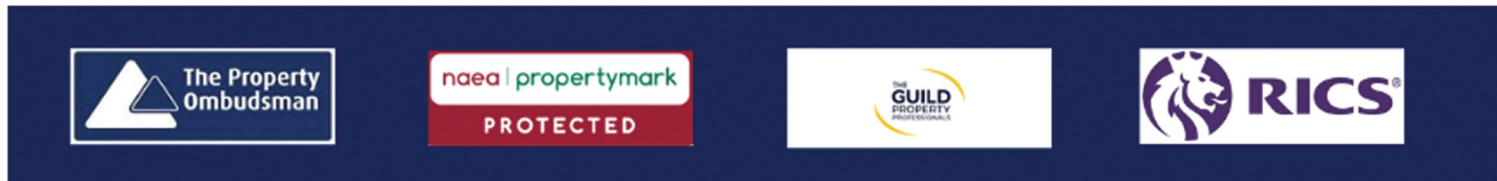


SHIP SHAPE WEST STREET, POLRUAN, PL23 1PL GUIDE PRICE £245,000



A BEAUTIFUL, DETACHED ONE BEDROOM COTTAGE, WITH CONTEMPORARY STYLE ACCOMMODATION AND LOVELY GARDEN TO THE REAR, COMPLETE WITH GARDEN POD. CLOSE TO THE CENTRE OF THE VILLAGE AND BEACH. NO ONWARD CHAIN.

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Ship Shape West Street, Polruan, Polruan, PL23 1PL

The Location
 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).

The Property
 This lovely property is situated off West Street and just a short walk to the Quay and centre of the village.

The property was converted by the previous owner to provide a cleverly designed main home. The current owner has improved the property with a new kitchen, bathroom and additional storage and it is used as a second home/let. The contents are negotiable if desired.

With the addition of the Pod in the garden, the vibe of the property is contemporary with an elegant feel. There is underfloor heating throughout, exposed timbers to the high ceilings and the charming garden is a lovely space to sit out and enjoy the sun.

Accommodation
 Accessed directly from West Street via a timber gate, a pathway leads around the side of the property to double doors which open into the open plan living area. With space for sofa, chair and small dining table with chairs, the recently fitted stylish kitchen is located to one side of the room and a tiled floor with underfloor heating, extends to the hallway. A large glazed window reaches up to the high ceiling and fills the room with light. There is cleverly designed storage, accessed via a ladder from the hallway.



A door opens to the double bedroom, with 2 windows to the side elevation and a further window to the gable end. The tiled floor has under floor heating. A further storage space is located over the en-suite bathroom and accessed via a ladder.

The en-suite bathroom has attractive tiling to the walls, underfloor heating and includes a panelled bath with shower over, WC and wash basin.

Outside
 The property has it's own access from West Street, along with a further shared access with number 47, along a pathway with timber gate opening to the patio area.

The pretty garden has a number of mature shrubs and plants with steps leading to paved and gravelled terraces, with space for table and chairs to sit out and enjoy the sun. The addition of the garden Pod allows the garden to be enjoyed, even when the weather is less appealing!

There is storage space along the private pathway to the property with a couple of timber storage sheds and space for kayaks/paddleboards and recycling

Council Tax Band - A

EPC Rating - D

Freehold

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

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