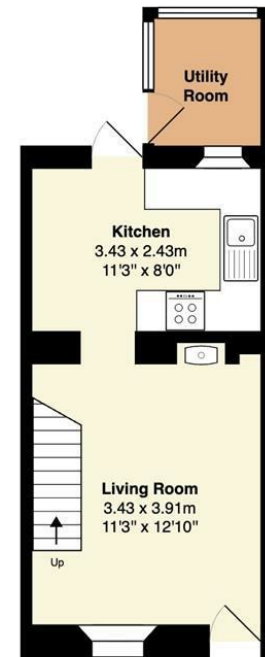




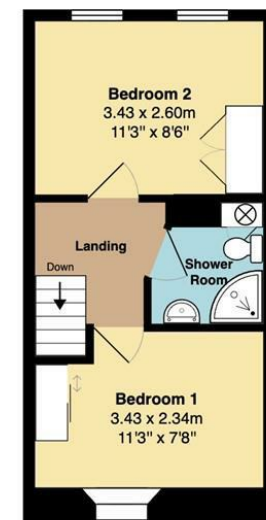
MAY WHETTER & GROSE

HONEYSUCKLE COTTAGE, 60 FORE STREET, POLRUAN, PL23 1PH GUIDE PRICE £255,000

Ground Floor
Area (approx): 27.0 m² ... 291 ft²



1st Floor
Area (approx): 24.0 m² ... 258 ft²



Total Area: 51.0 m² ... 549 ft²

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.



A CHARACTERFUL TWO BEDROOM MID TERRACED COTTAGE IN THE BEAUTIFUL VILLAGE OF POLRUAN. A SHORT STROLL DOWN TO THE HARBOUR, BEACH AND ALL THE AMENITIES. BENEFITTING FROM A REAR GARDEN. SELLING CHAIN FREE AND VACANT POSSESSION.

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Fowey (01726) 832299



MAY WHETTER & GROSE

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Honeysuckle Cottage, 60 Fore Street, Polruan, PL23 1PH

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 on Fore Street, the cottage is a stroll down the hill to the harbour, pubs and amenities. A short stroll up the hill is the car park and access to the stunning South West Coast Path.

THE PROPERTY

Honeysuckle Cottage is a 17th Century mid terraced cottage which lends itself to either a holiday let, shorthold tenancy or a main home.

The front door opens directly into the sitting room, which features a wood-burning stove with a slate hearth and a solid wood mantel. The fireplace adds a lovely focal point to the room and keeps the cottage warm and cosy on the colder nights.

The kitchen is well-appointed with an integral dishwasher, electric oven and hob, as well as ample wall and base units. There is room for a small dining table and chairs. A wooden stable door leads out to a small courtyard with a wood/coal bunker and shared steps giving access to the garden. A utility room provides a storage area, an upright fridge freezer and space for a washing machine.

The first floor comprises two double bedrooms, both with built-in storage areas and a shower room. The shower room has a corner shower cubicle with an electric shower, WC, a wash hand basin and an electric heated towel rail.



OUTSIDE

As with the majority of terraced homes, access to the rear is shared with the neighbours. The communal steps and footpath lead up to the gardens. The garden for Honeysuckle Cottage is located behind their neighbour's garden and is a real suntrap with a raised lawn area and a wooden summer house. The pretty garden has some lovely rose bushes and a number of mature shrubs and small trees. From the garden, views can be enjoyed over the rooftops to the estuary and village of Polruan.

EPC RATING - D

COUNCIL TAX - BAND B

TENURE - 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.

Local Authority

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR