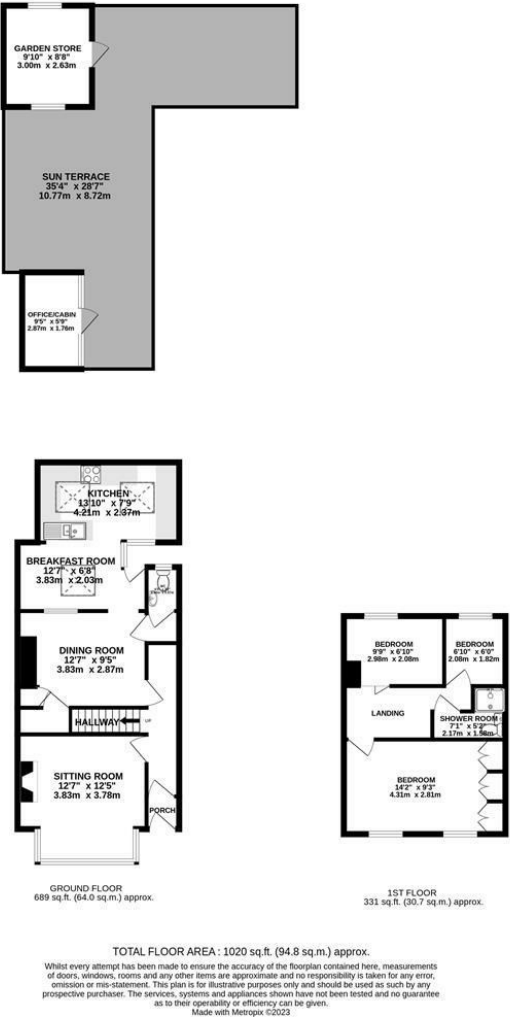




PENHALLOW COTTAGE, 16 FORE STREET,
POLRUAN, PL23 1PQ
GUIDE PRICE £450,000



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A BEAUTIFULLY RENOVATED AND EXTENDED 3 BEDROOM COTTAGE LOCATED IN THE HEART OF THE VILLAGE AND WITH LARGE GARDENS TO THE REAR WITH VIEWS TO THE HARBOUR. SEPARATE CABIN/HOME OFFICE IN GARDEN WITH VIEWS.



Penhallow Cottage, 16 Fore Street, Polruan, PL23 1PQ

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
Located just a short walk from the town quay and coastal footpaths, this lovely property has been renovated and updated by the current owner to provide an extremely characterful home. With accommodation arranged over two floors and an exceptional garden with views to the harbour, the property would suit as a main home or super 2nd home.

With a number of original features and attractive tiled floors to both the hallway and kitchen/breakfast room and wooden floor to the dining room, the property combines spacious and modern everyday living whilst retaining the traditional cottage feel.

Accommodation
Accessed directly from Fore Street, a door opens to small porch, with stable door leading to the entrance hallway where stairs lead to the first floor. A door opens to the sitting room with large window and views down the street and to the harbour. There is a wooden floor and multi fuel stove set into painted stone chimney breast.

At the end of the hallway a door opens to the dining room with timber floor and original feature window. A cupboard (under stairs) offers useful storage space with further cupboards to one corner of the room. Steps lead up to the well appointed kitchen/breakfast room with Karndean flooring and range of contemporary styled base and wall units incorporating a built in pull out larder cupboard, swivel shelf corner cupboards and pull down rack in corner cupboard. There is an inset double oven and 4 ring Induction hob. Inset white goods include fridge, freezer, and washer/dryer, space for slimline dishwasher. A breakfast bar offers additional seating space and three skylights make this a lovely, light and airy room. A door opens to steps leading to the garden.

Accessed from the dining room there is a utility area, used as an additional storage area, and a door opens to cloakroom with WC and wash basin. The oil fired boiler is located here also.



Stairs lead to the first floor landing where a door opens to the principal bedroom with two windows to the front elevation. Useful bespoke fitted wardrobes run along one wall.

A further double bedroom is located to the rear of the property with window overlooking the rear garden. A further single bedroom doubles up as a study, again with views to the rear garden.

There is a generous sized shower room with large shower cubicle, wash hand basin and WC. Underfloor heating and sky light to roof for natural light and built in shelving to one wall.

Outside
From the Kitchen, steps lead up to the rear garden which is laid mainly to lawn with a number of areas suitable for table and chairs. Enclosed by stone walling and picket fencing, the garden offers a lovely space to unwind with views to the harbour. The owners have created a useful work from home office in the form of a self contained cabin with heating and lighting. Set on a decked area and with a living sedum roof (eco friendly and helps with temperature regulation), there is timber decking to one side with space for table and chairs and a view to the harbour.

There is an outhouse, useful for the storage of garden or sailing equipment and steps lead up to a further large terrace area and steps to one side give access to Tinkers Hill. It is unusual to find a garden of this size in the centre of the village and could be a blank canvas for a budding gardener.

EPC Rating - D
Council Tax Band - B

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, electric and oil fired central heating.

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