



**1 FORE STREET,  
POLRUAN, PL23 1PQ  
GUIDE PRICE £295,000**



TOTAL FLOOR AREA : 118.3 sq.m. (1274 sq.ft.) 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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**A SUBSTANTIAL MIXED USE PROPERTY IN THE CENTRE OF THE VILLAGE. TWO STOREY APARTMENT ON TOP FLOORS, WITH COMMERCIAL UNIT ON GROUND FLOOR AND CELLAR BELOW. NO ONWARD CHAIN.**

**Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991**  
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**1 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 at the bottom of Fore Street, just a stone's throw from the Quay, this property would suit someone looking for a change of lifestyle with residential accommodation over a commercial unit.

The property has four floors with separate access to the residential accommodation which occupies the top two floors and has views from the sitting room.

The residential accommodation comprises a generous sized sitting room with wood burner and views over the harbour to Fowey. There is a kitchen with range of base and wall units. There is access to the loft - it is not known if this is boarded.

Stairs lead down to the first floor where there are two bedrooms with windows to the front elevation and a bathroom.

Stairs lead down to the entrance hall and front door. There is a hatch in the floor which opens to the cellar



On the ground floor, the commercial unit is currently used as a cafe with large windows and a kitchen/food preparation area to one side. The tenant has an informal lease arrangement with the vendor for a 6 month period. Please ask for further details.

The property is in need of modernisation and would suit a developer or someone looking for a lifestyle opportunity.

**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

**Freehold**

**EPC Rating - Residential E/Commercial B**

**Council Tax Band - Residential A/Commercial C**

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

**Local Authority**  
 Cornwall Council