



TOTAL FLOOR AREA : 552 sq.ft. (51.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 speciality or efficiency can be given.
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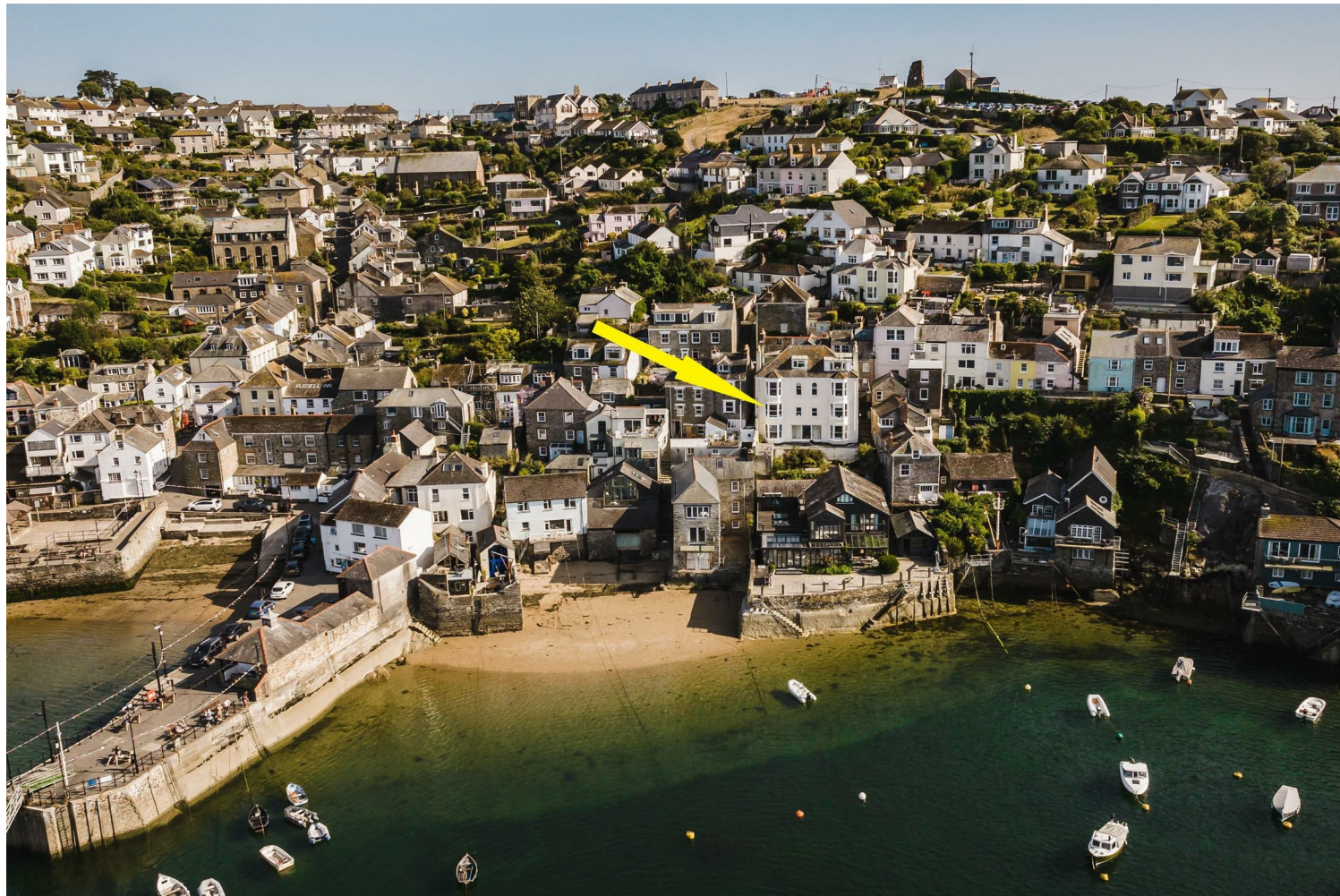


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CAPTAIN'S CABIN 32 WEST STREET,
POLRUAN, PL23 1PL
GUIDE PRICE £225,000



A CHARMING AND EXTREMELY WELL PRESENTED ONE BEDROOM APARTMENT BOASTING INCREDIBLE, PANORAMIC WATERFRONTING VIEWS OVER THE ESTUARY TO FOWEY AND WITH COMMUNAL GARDEN SPACE OVERLOOKING THE RIVER. CURRENTLY A VERY SUCCESSFUL HOLIDAY LET, SELLING CHAIN FREE!



Captain's Cabin 32 West Street, Polruan, Polruan, PL23 1PL

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).

Captain's Cabin is situated on West Street, within a short level walk to all village amenities, harbour and beach. The apartment is located on the entry level so no steps are involved!

ACCOMMODATION

From West Street, a door opens into a communal entrance hall with a shared utility room providing laundry facilities.

Captain's Cabin (Apartment 1) is accessed from the entrance hall suitable for anyone who has mobility issues.

First impressions count and this apartment does not disappoint! A spacious, light and airy entrance hall gives access to the sitting room, kitchen, bathroom and bedroom. There are also two useful built-in storage cupboards.

Walking into the sitting room, you are greeted with breath-taking views over the estuary across to Fowey. A beautiful bay window frames the glorious scene like a living picture. If you can turn your head away from the view, the room also boasts beautiful features including a log burner, window seat and high ceilings.



The galley kitchen is small but perfectly formed. With wall and base storage units, shelving, integral electric oven, hob, dishwasher and fridge. The kitchen also enjoys the amazing Fowey estuary views.

The stylish shower room comprises a handwash basin, WC, heated towel rail and large shower cubicle.

A large bedroom (currently has a super king-sized bed which is 6ft wide in situ) has a built-in storage cupboard, electric wall-panelled heater and shelving.

EPC RATING - E

COUNCIL TAX BAND - A

TENURE - LEASEHOLD WITH SHARE OF FREEHOLD

999 Year lease
lease start date 29th December 2002
No restrictions on usage
No pets allowed.

Local Authority

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

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