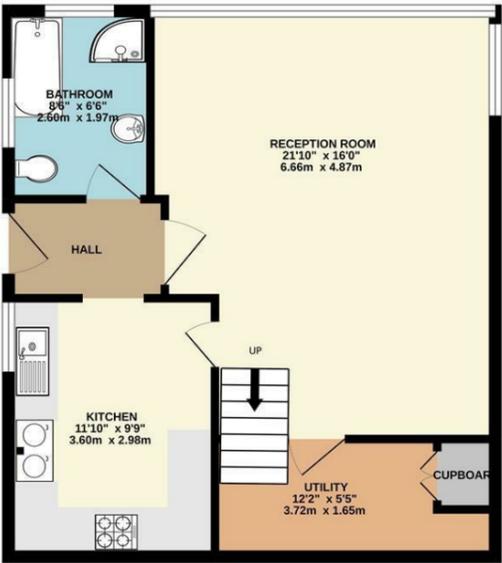


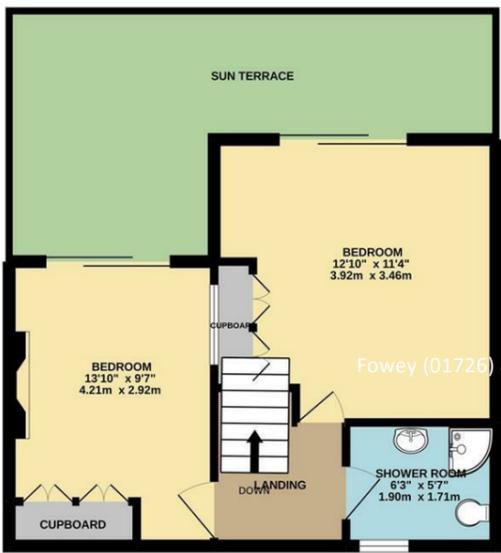


**PILL'S COTTAGE WEST STREET,  
POLRUAN, PL23 1PL  
OFFERS IN EXCESS OF £550,000**

**GROUND FLOOR**  
555 sq.ft. (51.6 sq.m.) approx.



**1ST FLOOR**  
358 sq.ft. (33.3 sq.m.) approx.



**TOTAL FLOOR AREA : 914 sq.ft. (84.9 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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**A BEAUTIFULLY PRESENTED WATERSIDE PROPERTY WITH UNINTERRUPTED ESTUARY VIEWS. TWO DOUBLE BEDROOMS, TWO BATHROOMS, GENEROUS DECKED TERRACE, ACCESS ON TO THE ESTUARY AND CLOSE PROXIMITY TO THE HARBOUR, PONTOON AND AMENITIES.**

**Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991**  
Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.



**Pill's Cottage West Street, 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 several local stations (Par, Liskeard & Lostwithiel).

Pill's Cottage is accessed off West Street which is one of the most sought after areas in the village. Steep steps descend from the road giving the cottage its tucked away private location.

**THE PROPERTY**

Walking into the living area you cannot help but stop and savour the glorious panoramic estuary and harbour views from the uninterrupted double glazed windows spanning the length of the room. To maximise the views the windows slide fully open really bringing the outside in! The generous and elegant sitting/dining room makes for a fabulous social room where the views play centre stage. A door leads off to a very handy storage/utility area which currently houses the washing machine and dryer with space and shelving for coats, shoes and boating paraphernalia.

The bathroom is located on the ground floor and has a bath, separate shower cubicle, WC, wash hand basin, heated towel rail and enjoys a fabulous estuary view.

Stairs lead up to the first floor where both double bedrooms have the luxury of direct access to the generous decking area which delivers breathtaking, all encompassing views of the estuary, Polruan Harbour and the historic town of Fowey. The bedrooms have inbuilt storage cupboards and have floor to ceiling sliding patio doors filling the rooms with light.



The first floor has a second shower room with a WC, shower cubicle and wash hand basin.

The AGA generates enough heat to warm the cottage but in rare times this is not enough, all rooms have state-of-the-art German electric wall heaters which can be remotely operated. Newly laid Karndean flooring runs throughout the ground floor with plush, soft carpets throughout the first floor.

**OUTSIDE**

The property has recently been enhanced with a stunning brand new Millboard composite decking, spanning the full width of the home and accessed from both double bedrooms. This beautifully finished space offers a contemporary, low-maintenance upgrade and creates an exceptional setting to enjoy the ever-changing waterfront views. Whether relaxing in the sun, dining al fresco or entertaining guests, it provides an inviting and stylish extension of the living space.

**AGENTS NOTES**

Pill's Cottage enjoys direct access to the water via steps from its front door.

There is an ability to drive down West Street to drop off shopping and luggage. From West Street, steep steps lead down the the Pill's front door and continue down to Rock Bottom and the water access.

**EPC RATING D**

**TENURE FREEHOLD**

**COUNCIL BAND D**

**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