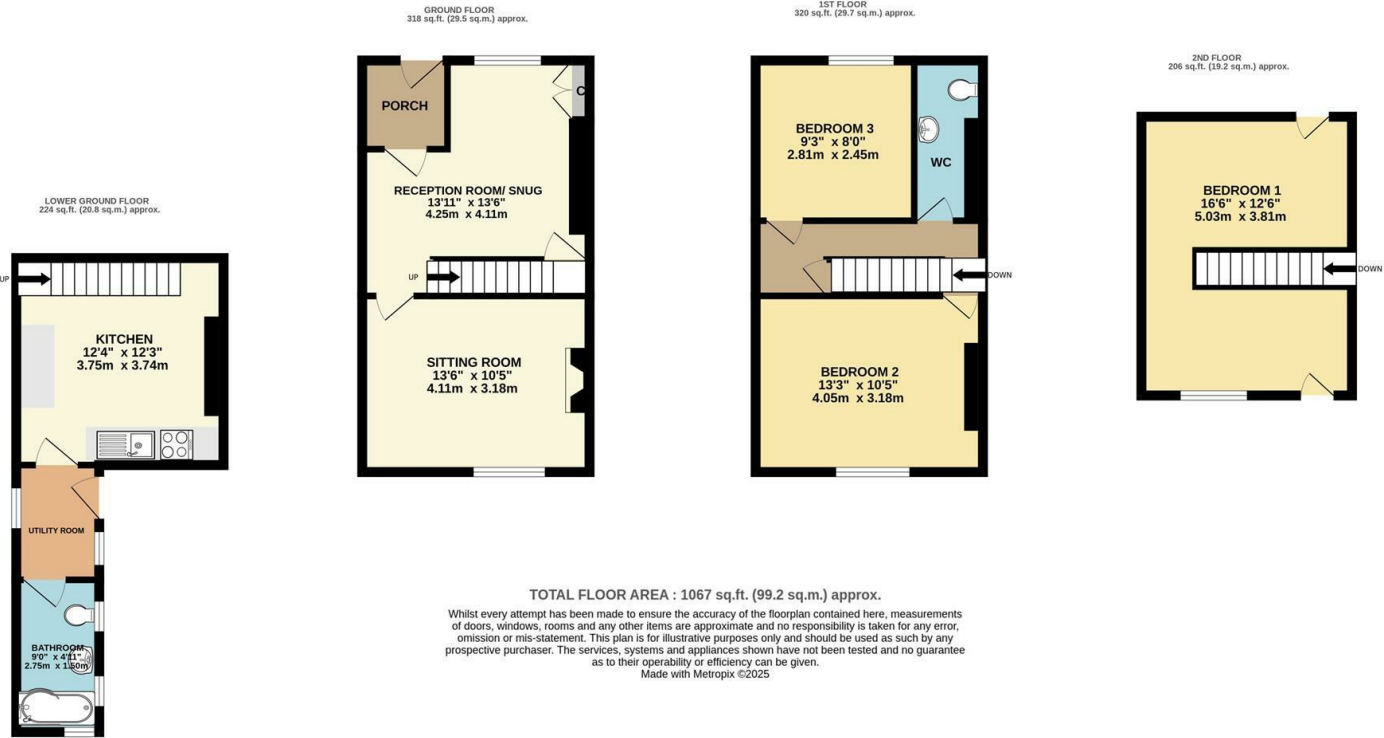




26 WEST STREET,
POLRUAN, PL23 1PJ
GUIDE PRICE £495,000



A VERY PRETTY TRADITIONAL CORNISH COTTAGE, WITH ACCOMMODATION OVER 4 FLOORS AND LOVELY VIEWS TO THE HARBOUR AND FOWEY BEYOND. OUTSIDE COURTYARD AND BALCONY WITH FABULOUS VIEWS OF THE HARBOUR.

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIIONS 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.



26 West Street, Polruan, PL23 1PJ

Polruan
 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
 Accessed directly from West Street, the porch opens to a reception room/ snug with wooden floor, window to the front elevation and doors leading off to the sitting room with stairs leading up to the first floor and down to the lower ground floor.

The sitting room comprises wooden flooring, wood burner with alcove shelving and window enjoying gorgeous estuary and harbour views.

On the lower ground floor there is a well-appointed kitchen with electric oven with four ring hob, stainless steel sink with drainer, space for an upright fridge freezer and space/ plumbing for a dishwasher. This lovely room has a window overlooking the courtyard, space for a dining table and chairs and a door opening to the utility area.



The utility room has slate flooring, space and plumbing for a washing machine, and doors lead to the bathroom and give access to the courtyard. The bathroom has windows to the side and rear elevation and comprises a bathtub, wash hand basin and wc.

On the first floor there is a large double bedroom with a window to the rear elevation showcasing spectacular harbour and river views. To the rear elevation there is a wc with wash hand basin and bedroom three, which is a single room with a window over looking West Street.

From the landing, stairs lead to the second floor and open to a further bedroom with a dormer window to the front elevation, which allows you to relish the panoramic vistas of the Fowey estuary. This room also benefits from eaves storage space.

The Outside
 Accessed directly from West Street, there is a side passage giving access to a courtyard with three outbuildings used for storage.

From the courtyard, steps lead to a generous, decked balcony to sit back and enjoy the views in the sun!

Agents Note
 The alleyway has shared access with the neighbouring property.
 There would be potential to convert the boiler room into a studio subject to the usual planning permissions.

Freehold
Council Tax Band - C
EPC Rating - E
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