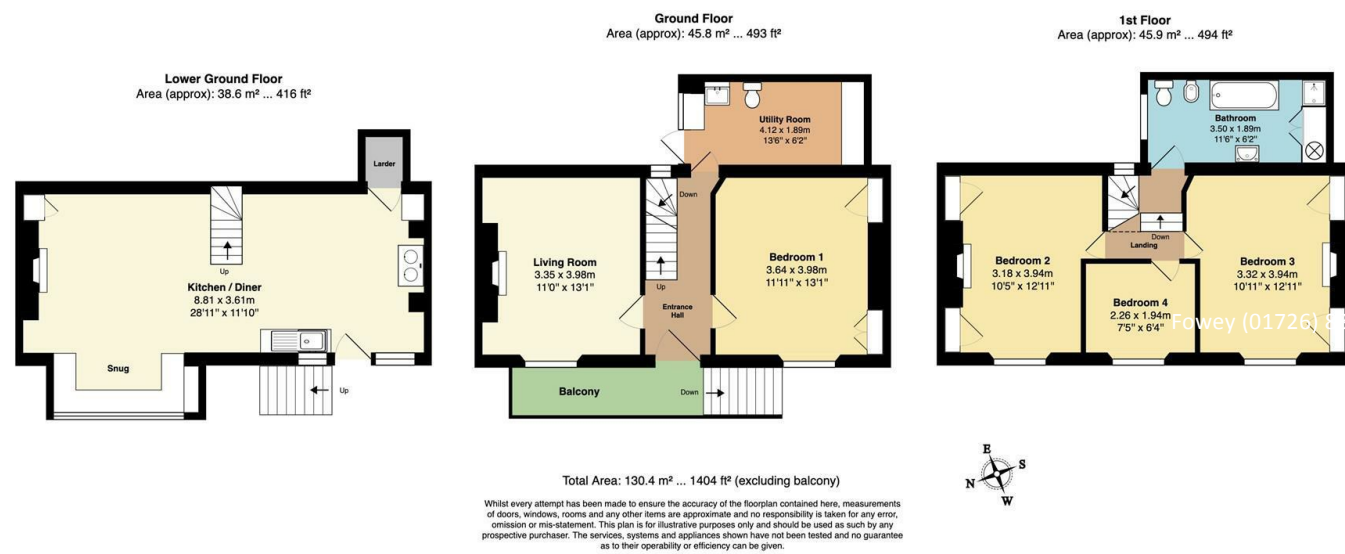




**3 MOSS TERRACE,
POLRUAN, PL23 1PF
GUIDE PRICE £525,000**



A SPACIOUS 3-STORY MID TERRACE HOME FULL OF CHARACTER AND CHARM. VERSATILE ACCOMMODATION BENEFITTING FROM EXCEPTIONAL HARBOUR VIEWS AND ACROSS THE ESTUARY TO FOWEY. WITHIN A SHORT WALK TO THE HARBOUR, BEACH AND ALL AMENITIES. SELLING CHAIN FREE.

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3 Moss Terrace, Polruan, Polruan, PL23 1PF

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 approach to Moss Terrace is along a foot path, either via Chapel Lane or steps leading up from East Street. There is no direct road access, which means that residents of Moss Terrace benefit from a private location.

THE PROPERTY

A spacious, mid-terrace period home filled with character and charm and originally built for ship's captains. Set over three floors, with all rooms enjoying exceptional, sweeping views over Polruan harbour to the mouth of the estuary, the whole of Fowey town right up to Bodinnick. The accommodation is versatile, suiting most needs and has the potential to provide an income if needed.

The property features several original features, including open beams in the living area, a slate open fireplace with a working fire, keeping the room snug and warm during cooler evenings and a beautiful Delabole slate floor. A large window with seating is the perfect place to sit, relax and take in the views. The kitchen has a cottage feel with a Belfast sink, space for an Aga and a pantry storage cupboard. The staircase up to the first floor acts as a natural divide between the kitchen and the sitting room.

The first floor comprises a living room/study or 5th bedroom with an open fireplace, a double bedroom, a utility room and a spacious entrance hall which can be accessed from the balcony. The utility room has plumbing for white goods, a WC and provides excellent, useful storage. A door opens to a rear courtyard.



Stairs rise to the second floor, which comprises two double bedrooms with period built-in storage cupboards and original fireplaces, and a single bedroom, all enjoying beautiful views. A spacious family bathroom comprises a WC, a bidet, a bath, a separate shower, a hand washbasin and a heated towel rail.

OUTSIDE

A shared pathway leads from Chapel Lane or East Street to access Moss Terrace. The property features a two-tiered garden, which is accessed via steps. Both gardens are predominantly laid to lawn, with mature shrubs. The wooden pergola has a mature and productive vine as well as seating beneath. It is a suntrap. Due to the elevated position, estuary views can be enjoyed, making the garden the perfect place to relax and socialise. In front of the house is a patio area ideal for a morning coffee or an evening glass of wine to sit and watch the incredible sunsets.

EPC RATING - G

TENURE - FREEHOLD

COUNCIL TAX BAND - E

Local Authority
Cornwall Council,

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