

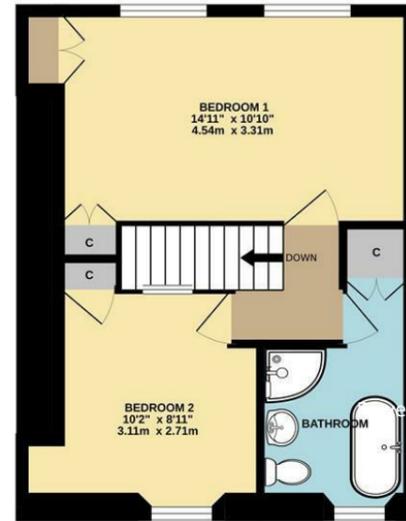
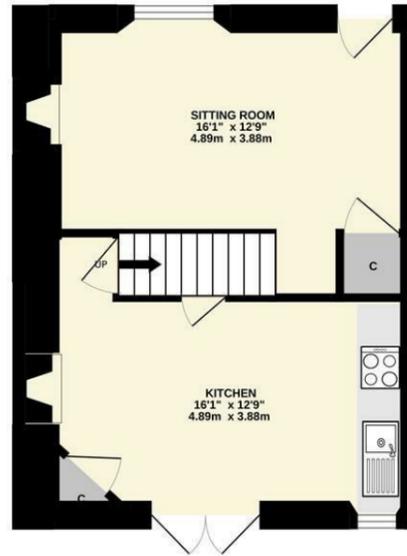


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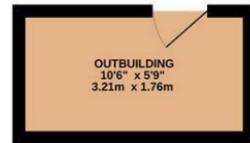
# MAGDALENE COTTAGE, 13 FORE STREET, POLRUAN, PL23 1PQ GUIDE PRICE £315,000

GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.

1ST FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



61 sq.ft. (5.6 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 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 CHARMING TWO BEDROOM COTTAGE IDEALLY LOCATED IN THE HEART OF THE VILLAGE OF POLRUAN. CLOSE TO ALL AMENITIES, HARBOUR AND BEACH. THIS LOVELY COTTAGE ALSO HAS A PRIVATE COURTYARD TO THE REAR AND OFFERS WELL PRESENTED ACCOMMODATION OVER TWO FLOORS.**

**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.



Fowey (01726) 832299



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Magdalene Cottage, 13 Fore Street, Polruan, PL23 1PQ

**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**  
 Built in 1815, Magdalene Cottage is a traditional character cottage which has been upgraded by the current owners. With well presented accommodation over two floors, this lovely property is currently run as a successful holiday let.

From Fore Street, a front door opens into a welcoming sitting room made cosy by slate flooring, a window seat to sit and people watch, exposed beams and an open fireplace for those colder evenings. A cupboard gives useful storage for cleaning equipment and/or coats and shoes.

A stable door opens to a generous and well-appointed kitchen with wall and base units, electric oven and hob. Understairs and corner cupboards provide extra storage and patio doors open to a pretty, private courtyard.



From the first floor landing, doors open to bedroom one with dual aspect windows offering an abundance of light. Built in cupboards provides useful storage.

A further double bedroom is situated to the rear of the property with over stairs storage cupboard.

A newly fitted family bathroom comprises an airing cupboard housing the hot water tank, shower cubicle, bathtub, wc and hand wash basin.

There are recently installed double glazed windows to the front of the property and effective electric Fischer Future Heat radiators throughout.

**The Outside**  
 Accessed from the kitchen, there is a pretty and private courtyard at the rear of the property - perfect for dining alfresco or relaxing in the afternoon sun. There is a practical outdoor store.

**FREEHOLD**

**EPC Rating - E**

**Council Tax Band - Business Rates**

**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