

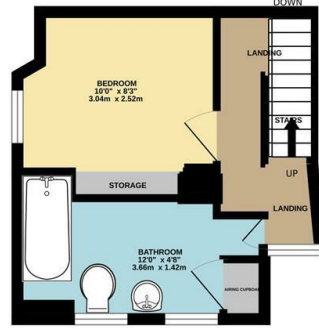


**PUCKS COTTAGE, 28 FORE STREET,  
POLRUAN, PL23 1PQ  
OFFERS OVER £250,000**

GROUND FLOOR  
195 sq.ft. (18.1 sq.m.) approx.



1ST FLOOR  
206 sq.ft. (19.1 sq.m.) approx.



2ND FLOOR  
214 sq.ft. (19.9 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.1 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, TRADITIONAL STYLE COTTAGE IN THE HEART OF POLRUAN. PRESENTED IN VERY GOOD ORDER AND AVAILABLE WITH NO ONWARD CHAIN. DOUBLE BEDROOM AND FURTHER ATTIC ROOM/BEDROOM.**

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Pucks Cottage, 28 Fore Street, Polruan, Cornwall, PL23 1PQ

**The Property**

Pucks Cottage is a delightful property ideal for those wanting a comfortable holiday home for up to 4 people. It would also be a lovely main home. Situated right in the heart of the village, with pubs, shops and the Quay only a few steps away.

The cottage has been much loved and well looked after by the current owner, who has enjoyed many happy family holidays here and benefitted from the holiday let income it produces. Furniture and other contents are available by separate negotiation if desired, making this a perfect investment opportunity.

**The 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).

**Accommodation**

Upon entering from Fore Street, there is a bright and pretty open-plan beamed lounge, dining area and luxuriously fitted kitchen, all stylishly decorated with wooden effect flooring. The integrated kitchen appliances will be included in the sale and include washer/dryer, dishwasher, Baumatic Fridge, Beko double oven and Beko induction hob.



The lounge features a charming fireplace with Coal-effect electric fire and there are useful under-stairs storage cupboards plus night storage heaters.

There are windows to the front and side elevations.

Stairs lead up to pretty double bedroom with window to the side elevation and a comfortable bathroom / bath / shower / WC / heated towel rail. Further stairs lead up to a charming attic room currently being used as a twin bedroom. There is a large eaves storage cupboard here.

Viewing is highly recommended to fully appreciate the welcoming character of this lovely property.

**EPC RATING - F**

**Council Tax Band - B**

**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