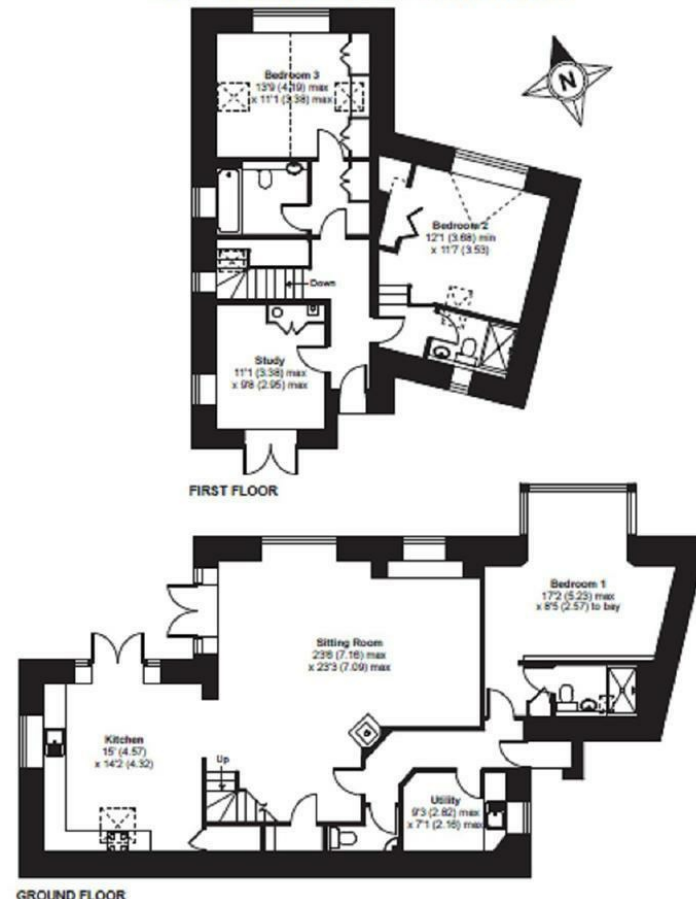




MAY WHETTER & GROSE

FOLLY COTTAGE WEST STREET, POLRUAN, PL23 1PL GUIDE PRICE £1,295,000

West Street, Polruan, Fowey
APPROX. GROSS INTERNAL FLOOR AREA 1852 SQFT / 172 SQM



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A RARE OPPORTUNITY TO PURCHASE A BEAUTIFUL 4 BEDROOM WATERSIDE PROPERTY OFFERING FLEXIBLE ACCOMMODATION IN A PRIME POSITION WITH PARKING AND ACCESS TO THE WATER AND FRAPE (subject to Harbour Commission licence).



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Folly Cottage West Street, Polruan, Cornwall, PL23 1PL

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
 Located in an enviable position at the end of West Street and next to the Block House, this gorgeous property would be an ideal home for a keen water enthusiast, with easy access to the harbour and frappe, suitable for a small boat.

With stunning views across the harbour and towards Fowey, this charming detached house is a must see to appreciate the quality of conversion from a boat house by previous owners, and the truly idyllic spot next to the water. There are pretty gardens to the rear which attract sun all day and a fabulous paved terrace, accessed from the kitchen and sitting room, with panoramic views over the harbour and steps lead to the water.

This historic former boathouse, originally built in the 1800's, was completely rebuilt in 2004. Architect designed, the accommodation is cleverly arranged to make the most of the wonderful views from the majority of the rooms. Beautifully presented in a modern, luxurious coastal style, with features such as lovely wood flooring, a stunning oak staircase, stylish bathrooms and a bespoke kitchen with Range Cooker.

On the entrance level there is a welcoming hallway with wooden floor and stairs leading down to the ground floor. A door opens to the Study/Bedroom Four. A further door opens to Bedroom Two, a light and airy room with large storage cupboard, well-appointed shower room and wonderful views over the water to Fowey. A third door from the hallway leads to Bedroom Three, a self-contained suite in itself, comprising an inner lobby with storage cupboard, large bathroom and generous bedroom area with two ample built-in cupboards, sky lights and glorious views.

Stairs from the entry hall lead down to the spectacular living rooms.



The kitchen dining room is presented with attractive cream shaker-style cabinetry with impressive blue range cooker. French doors open to a super waterfront terrace with space to barbecue, sunbathe or relax with a book; the perfect place to enjoy the uninterrupted views of the comings and goings of the harbour. There is a useful storage/pantry cupboard. Open plan to the kitchen is the living room, with woodburner, another set of French doors opening to the terrace, and grand windows bringing in light and the exceptional estuary views. A door from the sitting room leads to the Inner Hall, with separate w.c., spacious utility room with basin and space for washing machine etc, another storage cupboards and door to the Main Bedroom suite.

This exceptional bedroom is filled with light from the triple aspect bay window area, which seems to float above the water, and enjoys the most marvellous views over the estuary, giving the feeling of being on a stationary boat. The suite comes complete with a chic and stylish ensuite bathroom.

Outside
 There is a delightful, small, garden to the rear of the property providing areas of paving and grass with some old and some newer stone walls. A gated timber ramp and separate steps provide access to the public footpath. A garden Shed provides useful storage. To the front of the property is a delightful slate paved Terrace with Panoramic Harbour Views. From the terrace steps lead down in front of the house to the water. The frappe is not currently in situ and will need to be reinstated. There is a right of access over a neighbouring quay - please ask for further information.

Parking
 Parking for 2 vehicles (in tandem) is available in nearby St Saviours Hill. A further 2 tandem parking spaces may be available via separate negotiation. Please ask the Agents for further information.

Directions
 From the east take the A390 towards St. Austell taking the 2nd exit on the Twelwewoods roundabout.. Continue on this road turning left onto the B3359 (marked Polperro). Follow the signs to Polruan. At the top of the village follow the signs to the main car park off St. Saviour's Hill. Walk out of the car park main entrance turning left into St. Saviour's Hill. At the end of the road turn right into Battery Lane. At the T junction turn left onto West Street. Follow the signs to the castle and the property will be found on the right hand side just before the castle itself.

Services
 None of the services, systems or appliances at the property have been tested by the Agents. The property has solar panel/gas boiler water heating for domestic use together with under floor heating on the ground floor and radiators on the first floor

Council Tax Band - E

EPC Rating - E

Local Authority
 Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR

Fixtures and Fittings
 Only those mentioned in these sales particulars are included in the sale. All others such as curtains, light fittings, garden ornaments, etc. Are specifically excluded but may be available by separate negotiation.