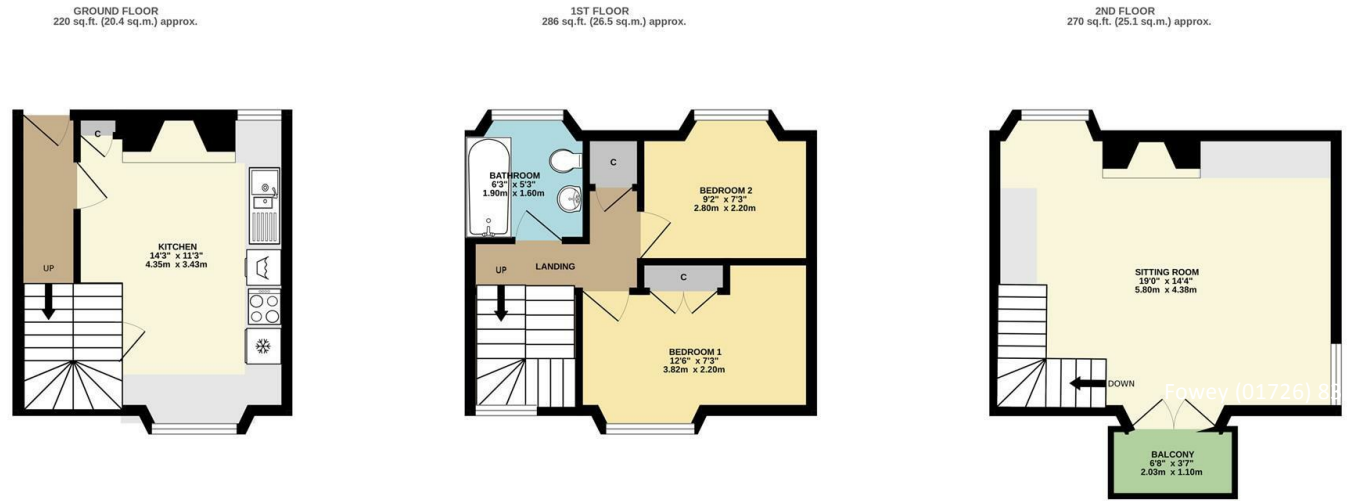




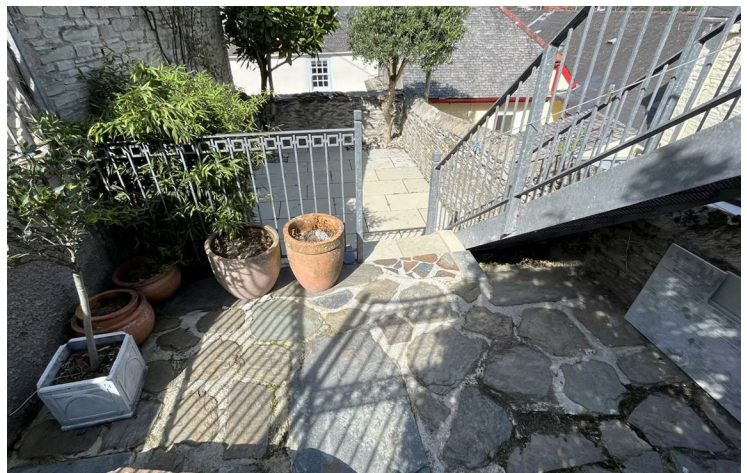
**9 WEST STREET,
POLRUAN, PL23 1PJ
PRICE GUIDE £325,000**



TOTAL FLOOR AREA : 776 sq.ft. (72.1 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 BEAUTIFUL 2 BEDROOM COTTAGE IN THE HEART OF THIS WATERSIDE VILLAGE WITH VIEWS TO THE HARBOUR, BALCONY, TERRACE GARDEN AND ON SITE PARKING.

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.



9 West Street, Polruan, Cornwall, PL23 1PJ

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).

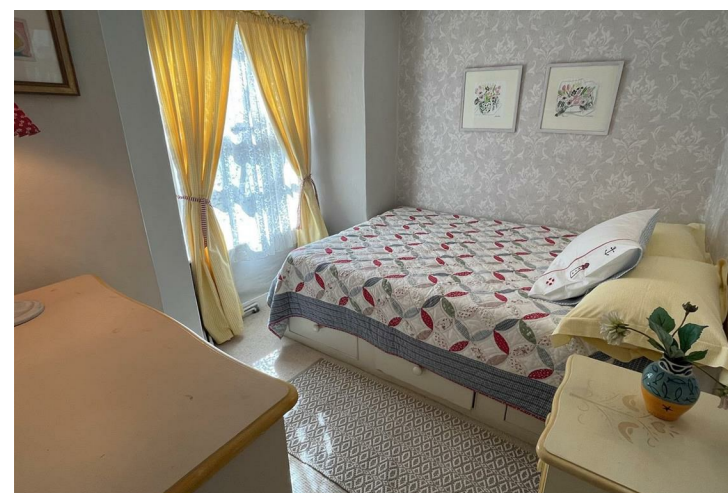
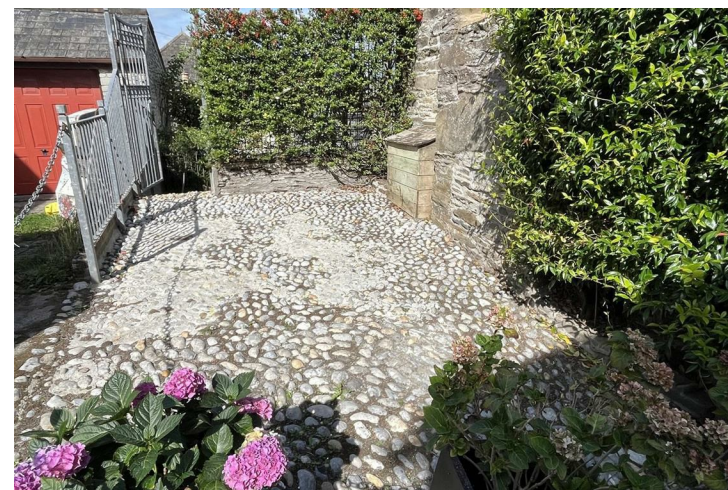
The Property

A lovely cottage which has been under the same ownership for many years and renovated to a high standard. The property benefits from a new roof and new double glazed windows and doors, along with parking space accessed from West Street. There is a lovely sunny terrace and wonderful views across neighbouring roofs to the harbour and Fowey beyond.

Accessed directly from West Street, the front door opens to a hallway with stairs leading to the first floor. A door opens to a kitchen/breakfast room with a range of base and wall units, windows to both front and rear elevation and a large, original fireplace (not used) with slate mantle and hearth. There are a number of integrated white goods, including washing machine, dishwasher and fridge. There is an electric 2 oven cooker with halogen hob over and under stairs storage cupboard.

Stairs from the hallway lead to the first floor landing with stairs leading to the second floor. A door opens to a double bedroom with window to the front elevation and space for a cupboard. There is a further bedroom with window to the rear and views to the harbour, with built in bed with storage underneath.

There is a family bathroom with window affording natural light, panelled bath with shower over, WC and wash hand basin.



Stairs lead to the second floor where there is a beautiful sitting room with exposed timbers and lovely views to the harbour and Fowey beyond. Double glazed French doors open to a galvanised balcony with space for table and chairs. A further window to the side elevation lets in further light and there is an attractive open fireplace with marble mantle and slate hearth.

Outside

Located on West Street, the cobbled parking area is located to the side of the property (suitable for a medium-sized family car). A galvanised gate leads onto to a paved terrace, suitable for storage of canoes/paddleboards etc. A further set of stone steps then leads down to a paved and walled courtyard garden, an ideal spot for BBQs and al fresco dining. From this enclosed area, galvanised steps lead up to the balcony situated on the second floor, where there are fabulous views across to the harbour.

Council Tax Band - D

EPC Rating - F

Freehold

Agents Note

There is a small element of flying freehold, please ask for further details.

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

Services

None of the services, systems or appliances at the property have been tested by the Agents.

Local Authority

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