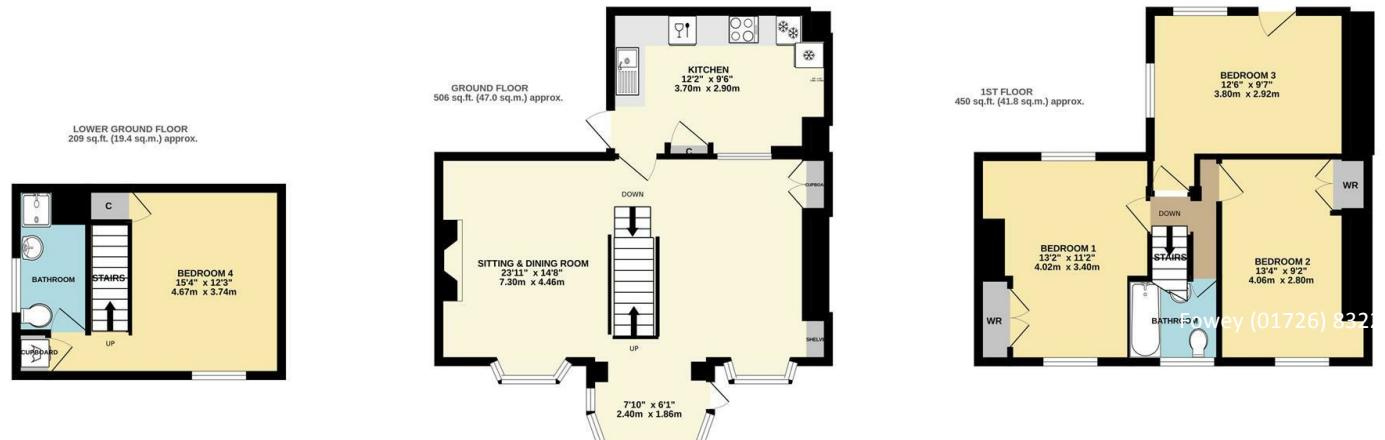




MAY W H E T T E R & G R O S E

PROSPECT COTTAGE, 64 WEST STREET, POLRUAN, PL23 1PL GUIDE PRICE £595,000



TOTAL FLOOR AREA : 1165 sq.ft. (108.2 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floor plans, measurements, descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. No guarantee is given as to their operability or efficiency can be given.
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A DELIGHTFUL FOUR BEDROOM, TWO BATHROOM FORMER FISHERMAN'S COTTAGE LOCATED IN THE HEART OF THE CHARMING WATERSIDE VILLAGE POLRUAN. BOASTING PANORAMIC HARBOUR VIEWS AND GARDENS TO THE FRONT AND REAR. VIEWING IS A MUST TO APPRECIATE THIS FABULOUS PROPERTY.



Fowey (01726) 832299

MAY W H E T T E R & G R O S E

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Prospect Cottage, 64 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

This lovely property is accessed via West Street where steps lead down to a courtyard. The front door opens to a spacious country style, well-appointed kitchen with wall and base cupboards providing plenty of storage. A window looks out to a private courtyard and a large opening overlooks the dining area.

From the kitchen, a door opens to a light and generous sized sitting and dining room with panoramic views of the river from three windows. On one side is the dining area, which comprises built in shelves and cupboards and there is plenty of space for a dining table and chairs. On the other side is the sitting area, which houses an open fireplace and bay window. There is also a large bay window in the centre of the room with a door leading out to a decked area, the perfect spot to sit back and enjoy life on the river.

Stairs rise to the first floor where there are three double bedrooms and a family bathroom.

The principal bedroom enjoys estuary views and a built in wardrobe. There are windows to the front and rear elevation providing plenty of light for most of the day.



The second double bedroom is also to the front aspect and enjoys estuary views - this spacious room also has a built in wardrobe.

The third double bedroom is situated to the rear elevation and has a door that opens out to a pretty garden.

The family bathroom is a good size and comprises a bath with shower over, wc and wash hand basin.

From the sitting and dining room there is a secret staircase that leads to the lower ground floor, where you will find the fourth double bedroom with ensuite shower room and a useful utility/ laundry cupboard with plumbing for a washing machine and tumble dryer.

The fourth bedroom has a window that overlooks the rear courtyard and there is an under stairs cupboard. The ensuite comprises a walk in shower, wc, wash hand basin and heated towel rail.

The Outside

Doors from the sitting and dining room lead to a small balcony with steps that lead down to a pretty and secluded paved patio. You can enjoy views of the harbour and estuary from the decked area and a gate provides further access from the patio.

There is also a charming garden which can be accessed through bedroom three - the ideal setting for relaxing in the afternoon sun. Steps lead up to West street.

Tenure - Freehold

Council Tax Band - E

EPC - F

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