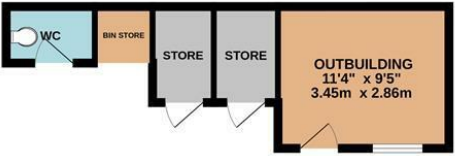


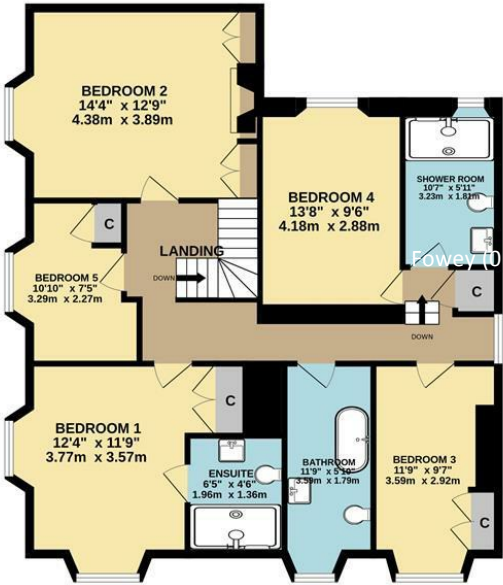


MOVILLE HOUSE, FORE STREET,  
POLRUAN, PL23 1PH  
GUIDE PRICE £925,000

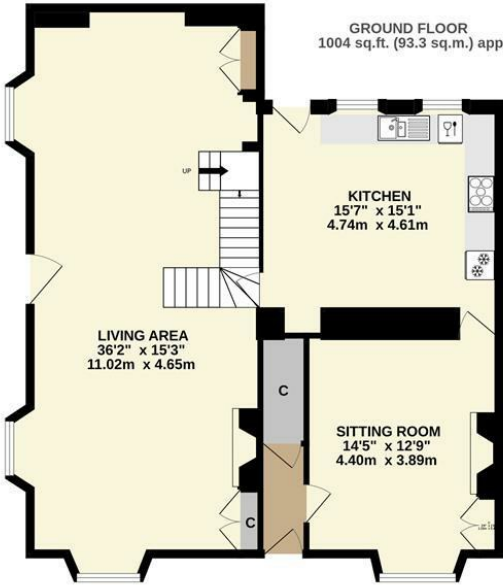
OUTBUILDINGS  
195 sq.ft. (18.2 sq.m.) approx.



1ST FLOOR  
1034 sq.ft. (96.1 sq.m.) approx.



GROUND FLOOR  
1004 sq.ft. (93.3 sq.m.) approx.



TOTAL FLOOR AREA : 2234 sq.ft. (207.5 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 PERIOD 5 BEDROOM DETACHED PROPERTY WITH VIEWS OVER THE VILLAGE TO THE HARBOUR AND FOWEY BEYOND. PRETTY GARDENS, DRIVEWAY WITH AMPLE PARKING AND DETACHED GARAGE.**





## Moville House, Fore Street, Polruan, Polruan, PL23 1PH

### 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 circa 1900's and once owned as part of the Rashleigh Estate, this impressive and substantial house has been owned by the same family for a number of years and has been lovingly looked after and enjoyed.

Set in an elevated position with driveway parking, the property enjoys views from the majority of the living space and bedrooms. There are pretty gardens to the front and side of the property and very useful outhouses to the boundary wall. The driveway is owned by Moville House with a right of way access for a neighbouring property.

With a wealth of original features, combined with everything required for modern day living, this property really does offer it all!

A beautiful and spacious reception room has large windows over looking the front garden, and across the village to the harbour and to Fowey. The original main front door opens to this lovely room with staircase to the first floor. A further window to the side of the property allows light to flood in from the south. Combining both sitting room and dining area, there is an attractive fireplace housing an Gas fire.

A door leads through to the generous sized kitchen/breakfast room with a large number of base and wall units with ample work surface over. There is a range style cooker, inset dishwasher and inset fridge/freezer. A door opens to the courtyard at the side of the property and there are windows to one wall. A door opens to a further reception room, with open fire place and window to the side elevation. This lovely room is currently used a second sitting room/snug, but would work equally well as a spacious office or similar. A door opens to an entrance hallway with door to the side garden and useful storage cupboard.



Stairs lead from the dining area to the first floor landing. Situated to the front of the property, with fabulous harbour views, there is a spacious double bedroom with traditionally styled cupboards/hanging space. A further double bedroom with dual aspect windows also offers wonderful views and has an ensuite shower room with WC, washbasin and underfloor heating. A smaller single bedroom shares the lovely views and is currently used as a bunk bedroom with useful cupboard for storage.

The landing continues to the rear of the property, with a generous sized family bathroom with panelled bath, WC and washbasin. A further double bedroom has a window to the side elevation overlooking the side garden and built in cupboards. Short steps lead down to a further shower room with walk in shower, WC and washbasin and there is another double bedroom, currently configured as a twin room, window to side elevation.

### Outside

Accessed directly from Fore Street with gates opening to the driveway (right of access benefits a neighbouring property) where there is parking for at least 2 vehicles to one side. The driveway continues past the house to the detached garage with space for 2 vehicles in tandem. A mature Yew hedge gives the house privacy from the driveway and steps lead up to the sunny paved front terrace with a path leading around the side of the house to the kitchen door, and further around the house to the rear.

Situated close to the kitchen door, there are a range of outbuildings, including room with plumbing for a washing machine. Two further spaces offer useful storage and a further room houses a WC.

The gardens are partly enclosed by stone walling and mature hedging with the grounds laid mainly to lawn. The garden is southerly and westerly facing and attracting sun all day and into the evening. Mature borders house a range of plants and shrubs. A pretty wooden pedestrian gate gives access to Fore Street.

### EPC Rating - F

### Council Tax Band - C

### Freehold

### 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](mailto:info@maywhetter.co.uk)

### Services

LPG Gas for heating and hot water. Mains water, electricity. None of the services, systems or appliances at the property have been tested by the Agents.