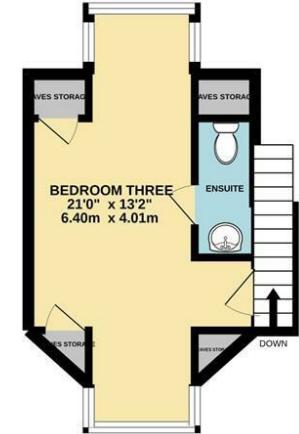
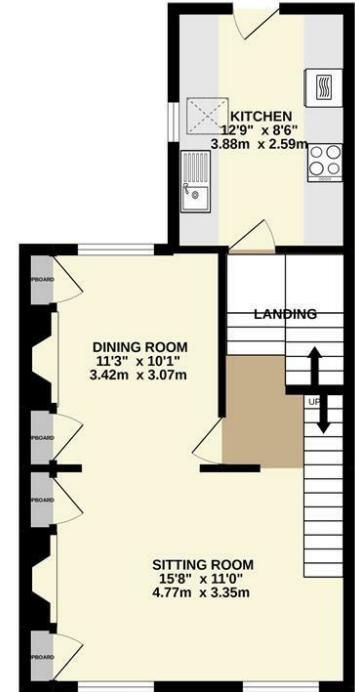
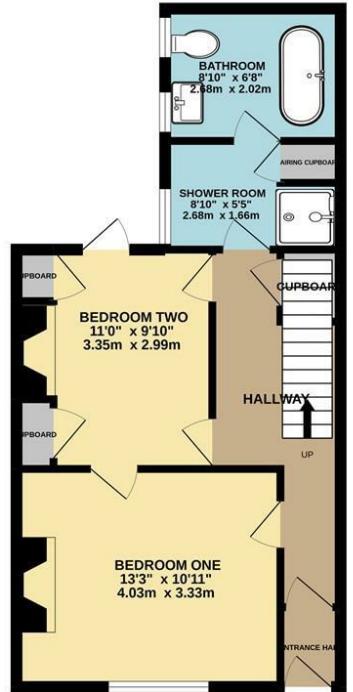


GROUND FLOOR
446 sq.ft. (41.5 sq.m.) approx.

1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.

2ND FLOOR
209 sq.ft. (19.4 sq.m.) approx.



TOTAL FLOOR AREA : 1103 sq.ft. (102.5 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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SITUATED ON WEST STREET ONE OF THE MOST POPULAR LOCATIONS IN POLRUAN, THIS THREE STOREY, THREE BEDROOM, MID TERRACED PERIOD PROPERTY OFFERS STUNNING VIEWS OVER THE ESTUARY TO FOWEY. A PRIVATE COURTYARD TO THE REAR AND IS WITHIN A VERY SHORT LEVEL WALK OF THE HARBOUR AND ALL VILLAGE AMENITIES.



2 Walk Terrace, Polruan, Cornwall, PL23 1PN

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).

West Street is one of the most desired locations in Polruan. Within level walking distance of the harbour, beach, pubs and all other amenities it also faces directly up the Fowey estuary so the views take in the historic town of Fowey the river and Polruan harbour.

Walk Terrace is a row of period houses all raised up and set back from the street providing a much enjoyed degree of privacy from the pedestrians walking by. 2 Walk Terrace is a very stylish, well presented home celebrating many of its original features in every room.

THE PROPERTY

From West Street a private set of steps give access to Walk Terrace with number two being a mid terrace property.

From the inner lobby a door opens into the main entrance hall which greets you with the period features which are enjoyed throughout the property. Wooden flooring runs throughout most of the property with high ceilings, grand fire places and many other attractive features.

Doors from the entrance hall lead into two ground floor double bedrooms. The focal point in both rooms are the stunning ornate fire places which really draw the eye. The front room has an interconnecting door into the second bedroom which is currently being used as a snug. This room has floor to ceiling built in cupboards and a stable door leading out to the rear courtyard.

On the ground floor is the generous main bathroom and shower room with free standing bath, separate shower cubicle, WC, wash hand basin, heated towel rails, and cupboard housing the water tank. The shower room has underfloor heating. A cupboard under the stairs provides ideal storage space.



Stairs lead up to the kitchen which is situated to the rear of the property. With a vaulted ceiling and Velux window providing plenty of light, the kitchen is lined with sleek white units and smart wooden worktops. Integral appliances including oven, hob, microwave, fridge and dishwasher. A door opens out to the decked seating area providing an easy to maintain place to eat out and enjoy the sunshine. There is a very useful storage shed and external steps leading down to the small courtyard outside the ground floor bedroom.

Continuing along the landing from the kitchen, is the stunning open plan sitting/dining room. Originally two separate rooms, they have both kept their period features including built in floor to ceiling cupboards and ornate fire places. The sitting room has a French stove cast iron multi-fuel burner set on a large slate hearth. Windows from this room look over and between the roof tops on to the Fowey estuary and the historic town of Fowey. Although open plan, the dining area is its own space and has its own original door leading out onto the landing.

Stairs rise up to the attic bedroom which boasts the most amazing panoramic estuary views. You can sit and unwind looking out of the dormer window watching life on the water, views over the village of Polruan with its busy harbour and gaze across to Fowey. The double bedroom is dual aspect with a window looking out to rear gardens, benefiting from plenty of eaves storage and an essential WC and hand basin.

This delightful home is extremely flexible and would comfortably make for a main residence, a second home retreat or holiday let.

EPC RATING F

FREEHOLD

Council Tax Band - D

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

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.