



TOTAL FLOOR AREA : 868 sq.ft. (80.7 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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MAY WHETTER & GROSE

2 NEWQUAY COTTAGES EAST STREET, POLRUAN, PL23 1PB GUIDE PRICE £255,000



A DELIGHTFUL AND COMPLETELY CHARMING TWO BEDROOM CHARACTER COTTAGE LOCATED IN THE HEART OF POLRUAN. IMMACULATELY PRESENTED AND ENJOYING VIEWS OVER THE ESTUARY, A PERFECT SECOND HOME LOCK UP AND LEAVE OR HOLIDAY LET INVESTMENT.



2 Newquay Cottages East Street, Polruan, Cornwall, PL23 1PB

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).

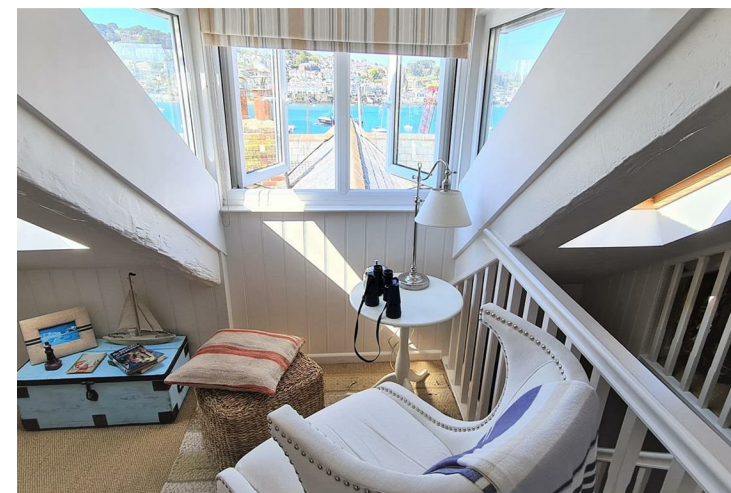
Situated at the beginning of the very popular Hall Walk, Skipper's cottage is access via steps from East Street or Chapel Lane.

THE PROPERTY

A quintessential, immaculately presented two bedroom character cottage set in the heart of the village of Polruan. A small sitting out space to the front of the cottage allows you to sit and while away the hours watching amblers start their journey on the famous local Hall Walk.

The front door opens into the light and airy open plan living area with stairs to the first floor acting as a natural divide to the living spaces. The sitting room's focal point is a large stone fireplace with white wooden surround which is home to an electric fire making for cosy evenings. Views from the window look over the village of Polruan.

The kitchen/diner area has a beautiful Shaker styled kitchen with base units for storage and integral double oven and fridge. A gloss white tiled wall with attractive shelving offers further display or storage space. A door leads out to a rear porch which is handy for keeping coats, shoes and other paraphernalia.



The stairs rise up to the first floor landing with a door leading into a stunning double bedroom with built in cupboards and fabulous views over the village and the estuary. To the rear of the property is a generous bathroom with a bath, electric shower over, sink, WC and storage cupboard housing the water tank.

Stairs rise again up to a second bedroom which features an attractive dormer window offering the perfect place to pull up a chair and observe life on the Fowey Estuary.

OUTSIDE

The property has a right of way from a set of steps leading off East Street, across a neighbour's courtyard to the property's rear door. In the courtyard the property owns part of an outbuilding which is used as a utility room with WC and a separate store room.

Skippers is an idyllic cottage with the potential to be a fantastic holiday let. Currently enjoyed and loved as a second home the vendors will be sad to let it go!

AGENTS NOTES

The cottage has a flying freehold in which the basement to the property next door flies underneath the living area of Skippers.

EPC RATING E

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.
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