



MAY WHETTER & GROSE

THE OLD FOUNDRY FORE STREET, POLRUAN, PL23 1PQ GUIDE PRICE £700,000



TOTAL FLOOR AREA : 1921 sq.ft. (178.5 sq.m.) approx.

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AN OPPORTUNITY TO PURCHASE A SPACIOUS 4 BEDROOM DETACHED PROPERTY SITUATED OFF FORE STREET IN A QUIET AND PEACEFUL SETTING WITH LOVELY VIEWS TO THE HARBOUR. LARGE WALLED GARDEN, SEPARATE OUTBUILDING AND USEFUL BASEMENT.

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The Old Foundry Fore Street, Polruan, Cornwall, PL23 1PQ

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
 Situated just a short walk from the centre of the village, this lovely home has been renovated and reconfigured to make the most of the stunning harbour views.

There are large walled gardens and a separate outhouse, currently used as an additional storage area, along with a basement and courtyard.

Renovated by the current owners, the property offers well presented accommodation over 3 floors. The open plan living space has a large picture window with fabulous views over the village to the harbour and Fowey beyond. With engineered oak flooring and plenty of windows, this lovely room is light and airy. There is a wood burner set on a slate hearth in the sitting room area and the stylish kitchen is well appointed with a number of integrated appliances including under the counter fridge, fridge/freezer, electric oven, and Bosch dishwasher. There is an attractive granite worktop over.

There is a further area with separate sink and drainer, wine fridge and storage cupboards and more than ample space for dining table and chairs.



The landing has stairs leading to the second floor and a door opens to a large principal bedroom suite with two Velux windows and further window with views to the harbour. An elegant ensuite has a panelled bath with shower over, WC and wash basin. A Velux window allows for natural light.

Stairs from the landing also lead down to the lower floor where there are three generous sized double bedrooms, all individually designed. One of which as an external door opening to steps leading to the garden.

A family bathroom has a panelled bath with shower over, WC and wash basin.

The hallway has space and plumbing for washing machine and tumble dryer.

Contents may be available by separate negotiation.

Outside
 The property is accessed via a shared pathway from Fore Street. A substantial timber gate affords privacy and opens to a courtyard with access to the basement, currently used for storage. Steps lead up to the lovely private gardens, enclosed by attractive stone walling and laid mainly to lawn. There is a separate stone outbuilding also used for storage but has potential for other uses, subject to the necessary permissions. Steps lead up to the front door and access to the open plan living area.

Council Tax Band - E

EPC Rating - E

Freehold

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

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