



**55 WEST STREET,  
POLRUAN, PL23 1PL  
GUIDE PRICE £295,000**



**TOTAL FLOOR AREA : 830 sq.ft. (77.1 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 CHARMING TWO BEDROOM CHARACTER COTTAGE WITH FABULOUS ESTUARY AND HARBOUR VIEWS. A SHORT WALK TO ALL AMENITIES IN THE VILLAGE AND BENEFITS FROM A REAR SITTING OUT AREA AND CELLAR.**

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**Claire's Cottage, 55 West Street, Polruan, 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).

Situated on the very popular West Street, Clare's Cottage is a mostly level walk to the village harbour, pubs and other amenities. The historic Blockhouse is also close by in the other direction. The property is in the lucky position of having gardens opposite which makes for an even better estuary view.

**THE PROPERTY**  
 The semi-detached property is in an elevated position and has its own steps off the road and further granite steps up to the front door. The door opens directly into the kitchen/dining room which has space for table and chairs near the window from which to enjoy the view. The kitchen is made up of solid pine storage units, a mixture of wall mounted and under worktop cupboards. There is an integral electric oven and hob and space for an undercounter fridge.

From the kitchen, a hallway leads to a spacious, modern and stylish bathroom with bath, separate shower cubicle, WC and sink with vanity unit. The hallway also houses a very useful storage cupboard which has plumbing and electrics for a washing machine as well as providing useful space for coats and shoes etc. A big surprise is a little wooden gate which opens directly under the stairs with a storage cupboard to the back and a hidden trap door gives access to the cellar below this has fixed stairs leading down and electric lighting. The cellar flies under the property's hallway and bathroom, in effect the rear of the property.

Also from the hallway a door give access to the rear courtyard.

Stairs rise to the first floor.



The first floor landing has doors leading into a double bedroom with views out to the rear of the property, a second WC with sink and the sitting room. The sitting room is made light and bright by the double glazed wooden sash windows and cosy and warm by the wood burning stove. The beautiful views looking up the Fowey estuary and over Polruan harbour can be enjoyed from this window.

An open tread staircase leads up to the converted attic room which is now used as a second bedroom. A Velux window looks out to rear and a dormer window makes the most of the magical estuary views looking over to Fowey, up the estuary and over the harbour.

**OUTSIDE**  
 The property has a split level sitting out area to the rear with a stone retaining wall, a raised flower bed and metal fencing to the boundary with No 54.

To the front, 55 West Street owns granite steps down from the property and the patio in front of them to the boundary wall. It also owns the area across from here to the steps and down to the gated access. (54 owns the patio in front of the windows.)

**AGENTS NOTES**  
 The owners have a right of way across the neighbouring property's rear courtyard, down the steps and into a passageway which gives access out to the front of the property.

This property has 50% flying freehold which means the neighbours property flies under the kitchen of 55 West Street. If in need of finance you will need to check with your lender to see if viable.

**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

**EPC RATING E**  
**TENURE - FREEHOLD**