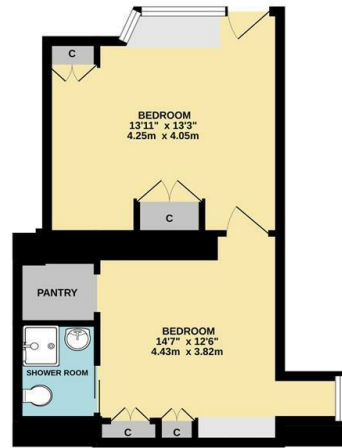


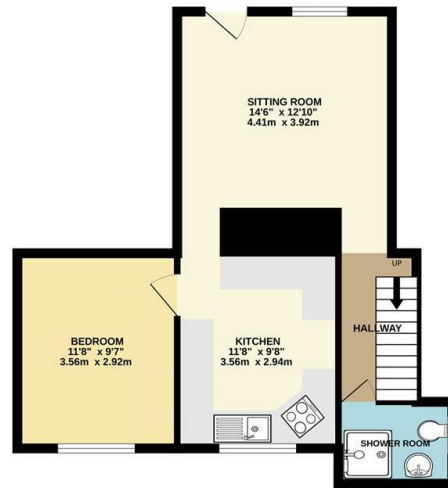


**14 WEST STREET,  
POLRUAN, PL23 1PJ  
GUIDE PRICE £340,000**

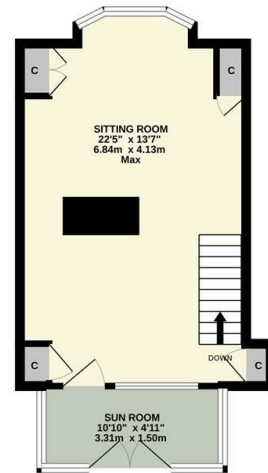
BASEMENT  
357 sq.ft. (33.2 sq.m.) approx.



GROUND FLOOR  
470 sq.ft. (43.7 sq.m.) approx.

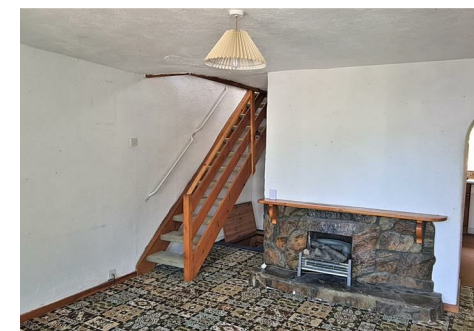


1ST FLOOR  
336 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.1 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.  
Made with Metropix ©2023



**A FANTASTIC OPPORTUNITY TO PURCHASE A THREE BEDROOM PERIOD COTTAGE IN NEED OF RENOVATION. FABULOUS VIEWS OVER THE ESTUARY TO FOWEY, CLOSE TO THE HARBOUR, VILLAGE BEACH AND ALL AMENITIES \*\* CHAIN FREE AND VACANT POSSESSION\*\***

**Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991**  
Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.



14 West Street, Polruan, PL23 1PJ

#### 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).

West Street is one of the most popular areas in Polruan. A short level walk takes you to the harbour, village beach, shops and pubs with a lovely stroll along West Street in the opposite direction taking you to the Blockhouse, a famous 14th century ruin which is a must see.

#### THE PROPERTY

A rare opportunity to renovate a three storey, three bedroom period cottage in a prime location on West Street.

April Cottage has flexible accommodation including two front doors leading off from West Street. Formerly used as guest accommodation, the ground floor has its own entrance and opens into two double bedrooms. The rear bedroom has a sink, built-in storage cupboards and a shower room with wash hand basin and WC. The front bedroom has built-in wardrobes.

From West Street, steps rise up to the front door giving access into the dining room. A generous sized room gives access to the kitchen, bedroom and wet room. An open tread staircase rises to the first floor with a secret hatch accessing steps going down to the ground floor.

[www.maywhetter.co.uk](http://www.maywhetter.co.uk)



Views over the estuary can be seen from the dining room and a slate fire place set in a large chimney breast is the focal point of the room. The kitchen has ample wall and base units, worksurface, a freestanding electric oven and washing machine.

The first floor double bedroom is a good size and has built-in wardrobes.

A wet room to the rear of the property, has an electric shower, wash hand basin and WC.

Open tread staircase rises to the sitting room which benefits from the most fabulous views over the estuary to Fowey. A place from which you can watch and enjoy life on the water. The estuary never stops ,from paddle boarders and sailing boats to cruise ships and tankers!

Accessed from the sitting room is the conservatory where you can enjoy views over a garden ( not owned by the property) a great place to relax with a good book.

April Cottage offers a great opportunity to create a fantastic holiday let/second home taking advantage of fabulous views and a great location. The cottage does have its quirks with a flying freehold which might restrict mortgages, we advise talking to lender to get advice.

#### TENURE FREEHOLD

#### Local Authority

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

#### EPC RATING F

#### Council Tax Band - C

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

(01726) 832299