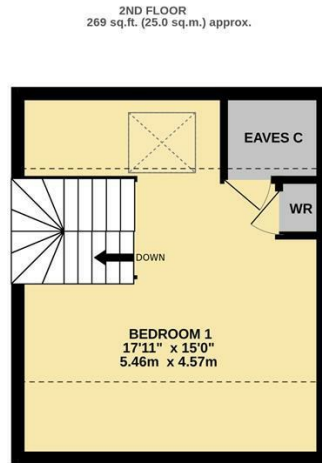
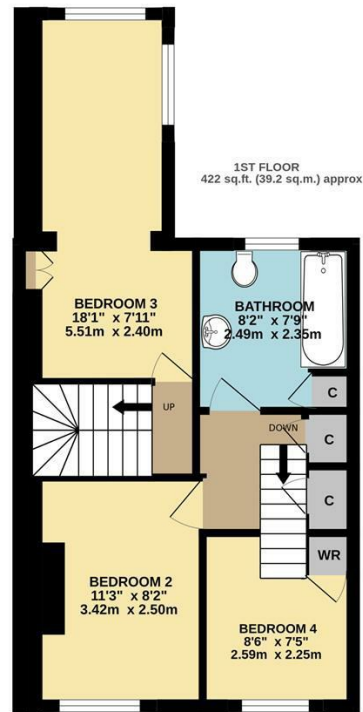
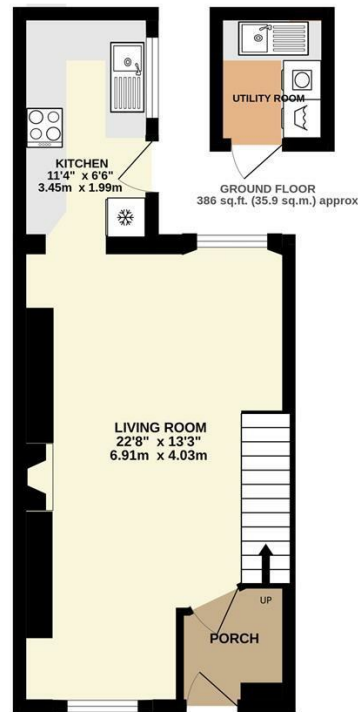


MAY WHETTER & GROSE

**FAIRMOUNT, 43 FORE STREET,
POLRUAN, PL23 1PH
GUIDE PRICE £485,000**



TOTAL FLOOR AREA : 1077 sq.ft. (100.1 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 DECEPTIVELY SPACIOUS 4 BEDROOM COTTAGE LOCATED IN THE HEART OF THE TOWN, WITH THE BENEFIT OF LARGE GARDEN TO THE REAR WITH VIEWS TO THE HARBOUR, AND GARAGED PARKING, JUST A COUPLE MINUTES WALK FROM THE PROPERTY.

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.



Fairmount, 43 Fore Street, Polruan, PL23 1PH

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
 Owned and lovingly upgraded by the current owners over a number of years, this fabulous property offers spacious accommodation over three floors. There are a number of original features, such as exposed beams and traditionally styled windows and antique, locally handmade doors. There is a large garden to the rear, with a number of terraced areas, with some views towards the river and the property also benefits from ownership of a garage located a very short walk from the cottage.

The current owners have holiday let the cottage, along with enjoying the property themselves.

Accommodation
 Accessed from Fore Street, the front door opens to a hallway, with stairs leading to the first floor. A door opens to the pretty and generous sized open plan sitting/dining room, with window to both front and rear elevation. A wood burner sits in the fireplace with slate hearth and granite lintel. A door opens to the kitchen, with a range of base and wall units and ample work surface over, electric oven with halogen hob, space for dishwasher and space for fridge/freezer. Tiled floor and windows to side elevation allowing in plenty of light, and a door opens to outside.

From the hallway stairs lead to the first floor landing where there are useful storage cupboards and further stairs lead to the second floor.



On this floor there is a double bedroom with window to the front elevation, a further single bedroom with window to the front and built in cupboard. There is a family bathroom comprising white suite with panelled bath and electric shower over, WC and wash hand basin. There is an airing cupboard to one corner and a window allowing natural light.

There is a further double bedroom to the rear of the property with dual aspect windows and a built in wardrobe. This is a spacious room, currently configured with bunk beds.

Stairs rise to the second floor which opens to the principal bedroom with a Velux window and view across the garden and across to the village. A sizeable room with space for double bed and further single bed, there is also plenty of eaves storage and attractive exposed beams to the ceiling.

Outside
 The front of the property is approached directly from Fore Street. There is a passageway providing separate access to the rear of the property.

To the rear of the property the back door opens to a paved courtyard where there is a most useful and separate utility room recently renovated, with storage cupboards, tiled floor, sink and plumbing and space for a washing machine and tumble dryer.

From the lower terrace steps lead up to a further paved area with space for table and chairs and a very useful storage shed. A pathway leads on to another terrace with some lovely views to the harbour and across the village. There is a large border housing a number of mature shrubs and plants, an ideal spot for those with green fingers and the path leads on to yet another, very useful storage shed.

There is the benefit of a freehold garage located just a short distance from the property which can take a good sized vehicle. Please ask for further information.

Council Tax Band - C

EPC Rating - D

Freehold

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