



**CHAPEL RUINS, 62 WEST STREET,
POLRUAN, PL23 1PL
GUIDE PRICE £460,000**



TOTAL FLOOR AREA : 947 sq.ft. (88.0 sq.m.) approx.

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A SPECTACULAR TWO BEDROOM PROPERTY PROUDLY SITUATED ON POPULAR WEST STREET IN THE CHARMING WATERSIDE VILLAGE POLRUAN. GORGEOUS HARBOUR VIEWS FROM THE SITTING ROOM AND WELL PRESENTED ACCOMMODATION.

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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).

The Property
 Recently refurbished with meticulous attention to detail by the current owners, this gorgeous property boasts spacious and open plan living with accommodation arranged across three floors. This two bedroom property is tucked away in a peaceful part of Polruan and only a stone's throw from the heart of the village and harbour.

Accessed from popular West Street, the front porch opens to a charming and deceptively spacious living area, combining a contemporary style shaker kitchen/dining room and further sitting area. The kitchen is well-appointed and comprises a range of wall and base units, integrated appliances, a useful laundry cupboard housing the boiler and engineered oak flooring. The breakfast bar with useful extra storage is perfect for relaxed dining, there is also space for a further dining table. The engineered oak flooring continues into the sitting area. Contemporary designed tri folding doors allow the sitting area to be separated for privacy and can be used as a third bedroom with accompanying ensuite.

A door gives access to a shower room with shower cubicle, wash hand basin and wc.

A handsome staircase is positioned in the centre of the room and reaches to the first floor and lower floor.



The lower ground floor boasts a double bedroom with storage space and window to the rear elevation. There is also a single bedroom with window to the rear and boutique style shower room with large corner shower cubicle, wc and wash hand basin.

A door from the hallway gives access to the rear and there is a useful under stairs cupboard.

Stairs lead from the kitchen/reception area to the first floor where a large window displays the breath taking, panoramic vistas of Polruan harbour. A Velux window creates an abundance of light in this lovely living space. There is a study area and practical eaves storage cupboards. This room creates the option of flexible living.

The Outside
 The property is approached from West Street and to the front of the property there is a terrace area suitable for a bistro table and chairs. A porch leads to the front door.

At the side of the property there is a useful storage area. There is access down the pathway at the side of the house to the rear door on the lower ground floor level.

Tenure - Freehold

Council Tax Band - D

EPC Rating - E

Services
 None of the services, systems or appliances at the property have been tested by the Agents.

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

Viewing
 Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.
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