

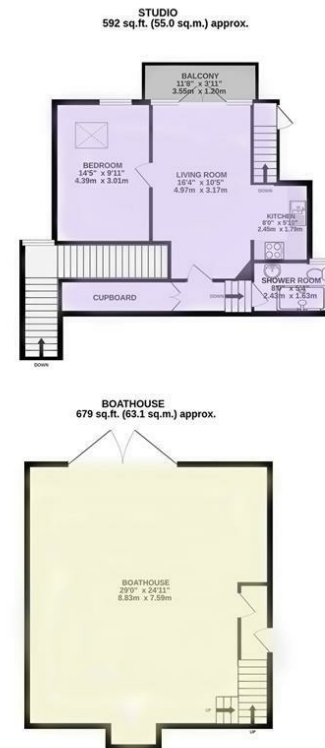


**20 21 WEST STREET,  
POLRUAN, PL23 1PJ  
GUIDE PRICE £1,250,000**

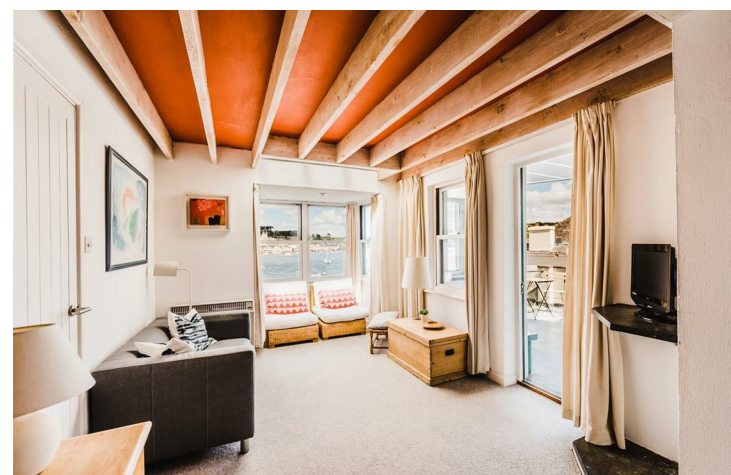
**BLUE TIDE**



**BOATHOUSE & STUDIO**



**LITTLE COTTAGE**



**OWNED BY THE SAME FAMILY SINCE 1965, A UNIQUE WATERFRONT RESIDENTIAL FREEHOLD CURRENTLY COMPRISING A COMFORTABLE TWO BEDROOM HOUSE, ONE BEDROOM COTTAGE, STUDIO AND LARGE BOATHOUSE BELOW, AND WITH HUGE POTENTIAL TO UPDATE AND REMODEL INTO A SUBLIME HOME WITH ITS TOES IN THE WATER.**

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## 20 21 West Street, Polruan, Cornwall, PL23 1PJ

### The Location

Protected by a narrow harbour entrance between two castles, the pretty harbour town of Fowey on the south coast of England remains largely as it has been for years, with narrow streets winding through the town near the waters edge. The Royal Fowey Yacht Club and Fowey Gallants Sailing Club bookend the town with plenty of interesting shops, boutiques, cafes and restaurants between.

A haven for the keen sailor, the harbour is full of deep water moorings and the estuary provides access to St Austell Bay and the rest of the spectacular south Cornish coastline, including the Fal and Helford Estuaries further west.

Polruan lies on the east bank of the beautiful River Fowey, tucked just inside the harbour entrance opposite Fowey. The village has its own general stores, sub post office, coffee shops, two public houses and a long-established and busy boat building and ship repair yard. The village is connected to Fowey by a regular passenger ferry and the immediate area is surrounded by many miles of wonderful coast and countryside, much of which is in the ownership of the National Trust.

The exceptional coastal footpath known as The Hall Walk runs between Polruan and Bodinnick where the celebrated novelist, Daphne Du Maurier, settled and worked in a riverside house overlooking Fowey.

Despite this idyllic waterside setting, Fowey is only 3 miles from the main London-Penzance main railway line, with an overnight 'sleeper' service from either Par or Lostwithiel

### The Property

Renovated and owned by the same family since the 1960's, the property is situated off West Street, which winds its way above the water from the centre of the village towards Polruan Castle and the harbour entrance.

A charming and most unusual freehold property comprising a lovely 2 bedroom house with gorgeous harbour views and large balcony, a 1 bedroom cottage, terrace and ensuite sun room. An internal stairway to a superb waterside studio and large boathouse with separate access to both.

In total, the property provides 5 bedroom accommodation, with a sunny paved upper courtyard and access to the large wrap-around terrace with wonderful views of the harbour and across to Fowey.

The accommodation is very flexible and indeed a part of the freehold has previously been a successful holiday let as a two bedroom, two bathroom cottage.



### Outside

The property is entered through a discreet wooden gate from West Street which opens onto a paved central courtyard separating the main house, cottage and sun room. From the courtyard, steps lead to the large wrap-around terrace providing spectacular views across the harbour to Fowey.

A further lower terrace with glass balustrade is accessed from both the kitchen/snug area and the principal bedroom suite.

Down at the waterfront on the lower level, a studio balcony looks out across the water while the boathouse slipway below slides onto the beach at low tide or into the water at high tide.

### Note from the client

"Nos 20/21 were bought by our parents in 1965 - they'd fallen in love with the village, our father with sailing too, and it was the perfect way to holiday a rapidly expanding family.

The property consisted of 3 units that had been home to many who worked on the water...boatbuilders, coastguards, pilot boat helmsmen...Our father, an architect, was quick to see its potential and, with a modest budget and skilled local craftsmen from 'Tom's Yard', set about making good and modernising the 2 units that made up 21 to provide a 2 bedroom house. The little cottage, no 20, was upgraded but remained a separate annexe for children, visiting friends etc.

Through the 70's and 80's, this is how it stayed and where, each Easter and Summer at least, our large family descended and gradually became part of the community.

In 1982, the boat store below 21's narrow harbour-side balcony came up for sale and, seeing the vast potential its acquisition would provide, they bought it. It took a few more years to realise the budget required to cantilever out and expand the main house to link up with what became the studio/boathouse below. The property could now accommodate their children, partners and grandchildren... often all at once!"

### Services

Mains water, electricity and drainage. Gas fire and night storage heaters.

### Distances (all distances approximate)

Fowey 4.2 miles, (via ferry) Par (main line station) 14 miles (via ferry), Bodmin (A30) 20 miles, Truro 32 miles

### WHAT3WORDS LOCATION

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