



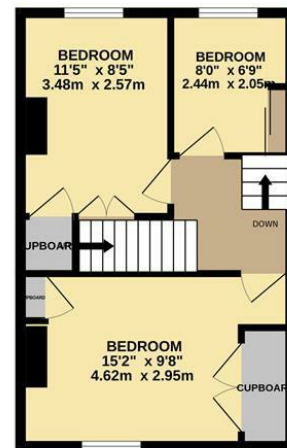
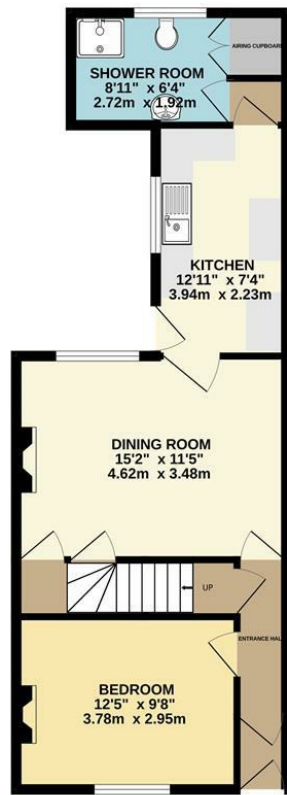
MAY WHETTER & GROSE

12 ST. SAVIOURS HILL, POLRUAN, PL23 1PR GUIDE PRICE £350,000

GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.

1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.

2ND FLOOR
243 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA : 1136 sq.ft. (105.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 FANTASTIC OPPORTUNITY TO PURCHASE A THREE BEDROOM, THREE STOREY, SEMI-DETACHED HOME IN NEED OF RENOVATION. ELEVATED VIEWS NOT ONLY OVER TO FOWEY, POLRUAN AND THE ESTUARY BUT ALSO THE SEA AND BEAUTIFUL CORNISH COASTLINE. TWO GARAGES AT BATTERY PARK ARE AVAILABLE AS A SEPARATE NEGOTIATION. SELLING CHAIN FREE WITH 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.



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12 St. Saviours Hill, Polruan, PL23 1PR

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).

LOCATION
 Once the old coastguard cottages, St Saviours Terrace is conveniently located very close to the village car park. The elevated position gives dual aspect views over the sea and the estuary. A short walk down to West Street or Fore Street where all the village amenities are including the local beach, harbour, café, shops and pubs.

An exciting opportunity for a buyer to put their own mark on a three bedroom mid terrace home in the beautiful village of Polruan.

The current configuration comprises of an entrance hallway with doors leading to a ground floor double bedroom with views over the front garden, a generous dining room with a decorative brick fire place, a built in storage cupboard and a 'cupboard under the stairs'.

From the dining room, a door leads into the kitchen with a door to the rear courtyard and a shower room.

From the dining room, stairs rise up to the first floor which comprises of two double bedrooms and a single bedroom. The good sized front aspect bedroom has built in storage cupboards and views over the roof tops to the Fowey estuary. The rear double bedroom benefits from built in storage cupboards and, as with the single bedroom, has views over the rear gardens and out to sea.

Stairs rise up from the landing to the 2nd floor offering an attic sitting room with dual aspect views. The panoramic views are fabulous, taking in Fowey, Polruan and the beautiful estuary, a great place to relax and take in all the activities on the water. This room could be so much more and is crying out for bi-fold doors or a possible balcony/Juliet balcony subject to planning permission. There is a window to the rear of the room which offers a very different but equally beautiful view over the rear garden and out to the sea, taking in the stunning Cornish coastline.



OUTSIDE
 The property is accessed from St Saviours Hill via a couple of steps up into the front garden. This could be a lovely landscaped garden to relax in. Steps rise up to the front door and there is also a shared path that leads across neighbouring homes to the end of the terrace.

To the rear is another shared access path which not only leads to the courtyard at the rear of the property but also to gardens which have very useful brick outbuildings. The gardens have been left undivided but each property owns their own strip leading to their outbuilding.

TENURE - FREEHOLD

COUNCIL TAX BAND - C

EPC - F

AGENTS NOTE
 The vendor of this property also owns two garages which are next door to each other at Battery Park and are for sale as a separate negotiation. These garages will not be sold to an independent buyer until the property has been sold. These garages are not on the same title as the property but individually held together on one title.

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

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