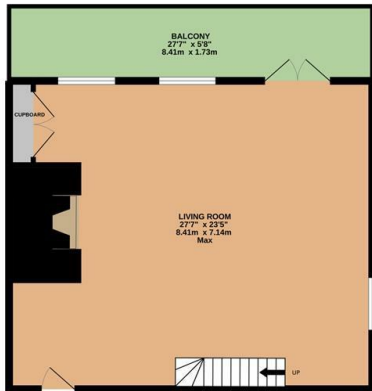




**WATERFRONT WEST STREET,
POLRUAN, PL23 1PL
GUIDE PRICE £1,395,000**

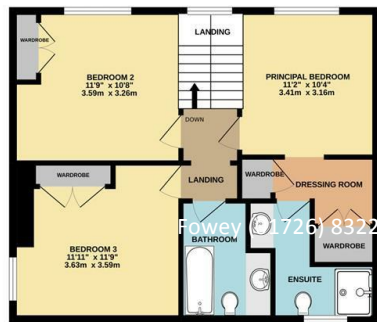
LOWER GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 1865 sq.ft. (173.3 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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ONE OF THE FINEST HOUSES IN THE CHARMING HARBOURSIDE VILLAGE OF POLRUAN, WITH FOUR/FIVE BEDROOMS, WHICH INCLUDES A TWO BEDROOM COTTAGE AND DIRECT WATER FRONTAGE.

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
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Waterfront West Street, Polruan, Cornwall, PL23 1PL

One of the finest houses in the charming harbourside village of Polruan, with four/five bedrooms, a two bedroom cottage and direct water frontage.

- Spacious and well appointed restored 4/5 bedroom house
- Adjoining two bedroom reverse-level cottage
- Waterfront position with ever-changing harbour views
- Full width balcony with steps to the water and beach
- Two frape/outhaul moorings for boats up to 4.5m (subject to Harbour Commissioner's License)
- Workshop/store area
- Pretty courtyard
- EPC D and E
- 1865 sqft (The Waterfront) 900 sqft (Little Waterfront)
- First sale since 2002

SETTING THE SCENE

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 TOUR

Accessed from West Street, this beautifully presented property offers waterside living at its best. Renovated and restored by the current owner, the property comprises Waterfront, a landmark harbourside 4/5 bedroom house with large balcony and steps leading down to the water. Little Waterfront is a charming 2 bedroom cottage, adjoining the main house, with reverse-level accommodation and balcony with water views. The combined accommodation is approximately 2800 sq ft. There are two outhaul moorings (frapes), (subject to harbour commission licence), and both properties enjoy the most fabulous harbour views.



One of the most prominent waterside houses in Polruan, Waterfront has retained much character and charm and enjoys a wonderful view across to Fowey and up the river. A paved courtyard leads to the spacious and flexible accommodation comprising a well appointed kitchen/dining room. There are two bedrooms on this floor currently utilised as a sitting room/snug and office. A very impressive, large sitting room is situated on the lower floor with Inglenook fireplace, and double doors opening to the balcony with easy access to the water and/or beach and useful davits for launching or retrieving a small tender. A principal bedroom suite has dressing room area with en suite facilities and there are two further double bedrooms and family bathroom on the top floor.

A useful utility room and workshop is located on the lower ground floor of the main house, behind the large sitting room

Little Waterfront is a delightful cottage with reverse-level accommodation to make the most of the fabulous harbour views. A charming open plan living area with exposed beams and double doors opening to a balcony offering harbour views. There are two bedrooms and bathroom on the ground floor.

THE GREAT OUTDOORS

The waterside balcony allows easy access to the water, with 2 frape lines (running mooring for 2 boats separately and allowing access at all stages of the tide). There is a small but pretty and sheltered courtyard behind the house.

SERVICES

Mains water and electricity and drainage. Night store heating

DISTANCES (all distances approximate)

Fowey 4.2 miles, (via car ferry) or 10 minutes by foot ferry, Bodmin Parkway (main line station) 8 miles (via ferry), Liskeard (main line station) 11 miles, Bodmin (A30) 20 miles, Truro 32 miles

WHAT3WORDS LOCATION

///field.improvise.sprinter

DIRECTIONS

DIRECTIONS

From the cross roads above Polruan Quay, enter West Street and continue along West Street. Upon reaching number 46, there is a pedestrian walkway opposite which leads down to the property accessed by a white timber gate, with sign for Waterfront and Little Waterfront. The property is only a 5 minute walk from the main car park in the village.

Council Tax Band - E and D