

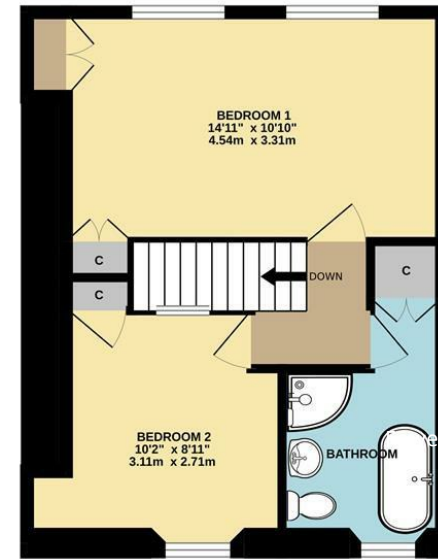
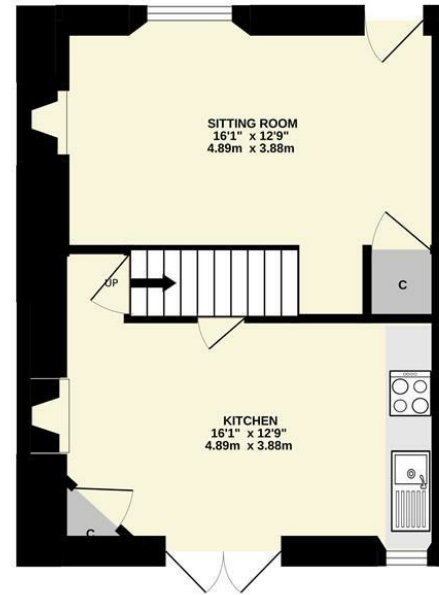


MAY WHETTER & GROSE

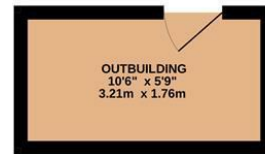
MAGDALENE COTTAGE, 13 FORE STREET, POLRUAN, PL23 1PQ GUIDE PRICE £345,000

GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.

1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



61 sq.ft. (5.6 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 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 CHARMING TWO BEDROOM COTTAGE IDEALLY LOCATED IN THE HEART OF THE VILLAGE OF POLRUAN. CLOSE TO ALL AMENITIES, HARBOUR AND BEACH. THIS LOVELY COTTAGE ALSO HAS A PRIVATE COURTYARD TO THE REAR AND OFFERS WELL PRESENTED ACCOMMODATION OVER TWO FLOORS.

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Magdalene Cottage, 13 Fore Street, Polruan, PL23 1PQ

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
 Built in 1815, Magdalene Cottage is a traditional character cottage which has been upgraded by the current owners. With well presented accommodation over two floors, this lovely property is currently run as a successful holiday let.

From Fore Street, a front door opens into a welcoming sitting room made cosy by slate flooring, a window seat to sit and people watch, exposed beams and an open fireplace for those colder evenings. A cupboard gives useful storage for cleaning equipment and/or coats and shoes.

A stable door opens to a generous and well-appointed kitchen with wall and base units, electric oven and hob. Understairs and corner cupboards provide extra storage and patio doors open to a pretty, private courtyard.



From the first floor landing, doors open to bedroom one with dual aspect windows offering an abundance of light. Built in cupboards provides useful storage.

A further double bedroom is situated to the rear of the property with over stairs storage cupboard.

A newly fitted family bathroom comprises an airing cupboard housing the hot water tank, shower cubicle, bathtub, wc and hand wash basin.

There are recently installed double glazed windows to the front of the property and effective electric Fischer Future Heat radiators throughout.

The Outside
 Accessed from the kitchen, there is a pretty and private courtyard at the rear of the property - perfect for dining alfresco or relaxing in the afternoon sun. There is a practical outdoor store.

FREEHOLD

EPC Rating - E

Council Tax Band - Business Rates

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