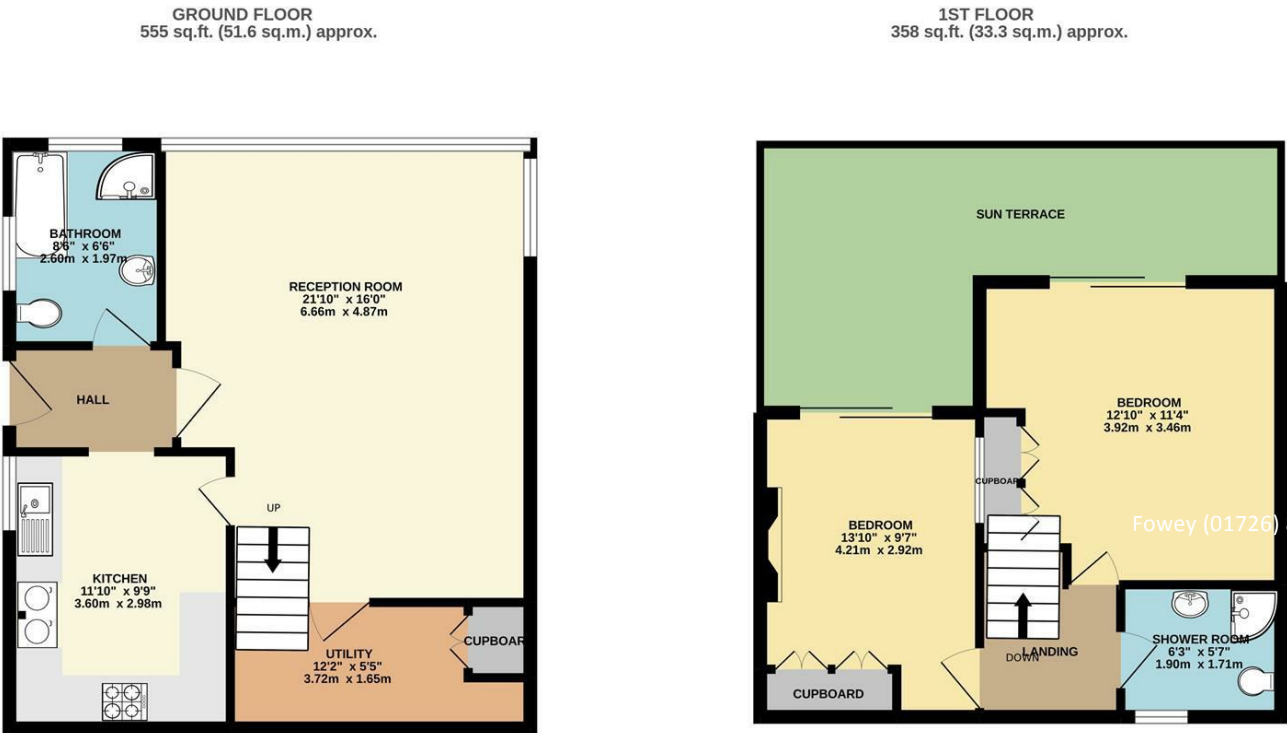




PILL'S COTTAGE WEST STREET,
POLRUAN, PL23 1PL
GUIDE PRICE £575,000



TOTAL FLOOR AREA : 914 sq.ft. (84.9 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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UNINTERRUPTED, PANORAMIC FOWEY ESTUARY VIEWS FROM A BEAUTIFULLY PRESENTED WATERSIDE PROPERTY. TWO DOUBLE BEDROOMS, TWO BATHROOMS, GENEROUS DECKED TERRACE, ACCESS ON TO THE ESTUARY AND CLOSE PROXIMITY TO THE HARBOUR, PONTOON AND AMENITIES.



Pill's Cottage West Street, Polruan, PL23 1PL

LOCATION

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 several local stations (Par, Liskeard & Lostwithiel).

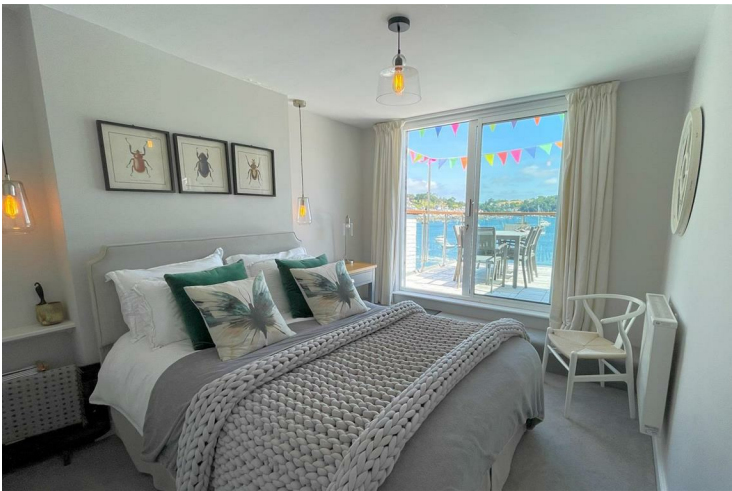
Pill's Cottage is accessed off West Street which is one of the most sought after areas in the village. Steep steps descend from the road giving the cottage its tucked away private location.

THE PROPERTY

Walking into the living area you cannot help but stop and savour the glorious panoramic estuary and harbour views from the uninterrupted double glazed windows spanning the length of the room. To maximise the views the windows slide fully open really bringing the outside in! The generous and elegant sitting/dining room makes for a fabulous social room where the views play centre stage. A door leads off to a very handy storage/utility area which currently houses the washing machine and dryer with space and shelving for coats, shoes and boating paraphernalia.

The bathroom is located on the ground floor and has a bath, separate shower cubicle, WC, wash hand basin, heated towel rail and enjoys a fabulous estuary view.

Stairs lead up to the first floor where both double bedrooms have the luxury of direct access to the generous decking area which delivers breathtaking, all encompassing views of the estuary, Polruan Harbour and the historic town of Fowey. The bedrooms have inbuilt storage cupboards and have floor to ceiling sliding patio doors filling the rooms with light.



The first floor has a second shower room with a WC, shower cubicle and wash hand basin.

The AGA generates enough heat to warm the cottage but in rare times this is not enough, all rooms have state-of-the-art German electric wall heaters which can be remotely operated. Newly laid Karndean flooring runs throughout the ground floor with plush, soft carpets throughout the first floor.

OUTSIDE

The property boasts a fabulous, large decking area, running the width of the property and accessed from both double bedrooms. What an amazing place to soak up the atmosphere watching all the activities on the water and the perfect place to either relax, dine or socialise.

AGENTS NOTES

Pill's Cottage enjoys direct access to the water via steps from its front door.

There is an ability to drive down West Street to drop off shopping and luggage. From West Street, steep steps lead down the the Pill's front door and continue down to Rock Bottom and the water access.

EPC RATING D

TENURE FREEHOLD

COUNCIL BAND D

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

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