



**PENTIRE 11 BATTERY PARK,  
POLRUAN, PL23 1PT  
GUIDE PRICE £235,000**



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**A TWO BEDROOM SEMI DETACHED BUNGALOW SITUATED IN AN ELEVATED POSITION, CLOSE TO NATIONAL TRUST COASTAL WALKS. CURRENTLY RUN AS A SUCCESSFUL HOLIDAY LET. NO ONWARD CHAIN.**

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## Pentire 11 Battery Park, Polruan, PL23 1PT

### The Location

Polruan lies on the east bank of the river Fowey, just inside the entrance to Fowey harbour. The village has a great local community which is active all year round and 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 via a foot ferry which operates all year round and approximately every 15 minutes within set hours. Fowey has a wider range of small shops and businesses catering for most day to day needs and an eclectic mix of restaurants and pubs. 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).

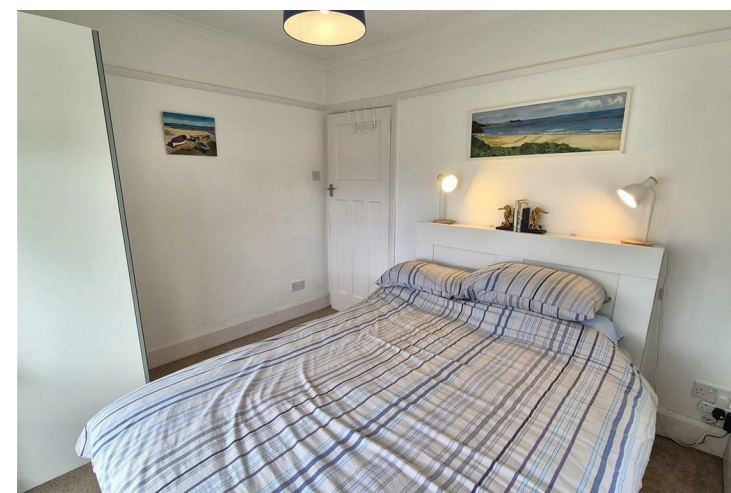
### The Property

Situated in an elevated position and close to the village car park at the top of Battery Lane, the bungalow has access over a shared lane and path. Steps lead to the front door which opens to a warm and welcoming entrance hall with doors opening all rooms.

The kitchen has a window to the front elevation and a range of base units with work surface over, stainless steel sink and drainer, range style oven with hob and extractor fan over. There is space for a dishwasher. Once a fire place, now houses a feature wrought iron period style oven this is not in use. Shelving to one side offers further storage.

The living room is made bright and airy with a bay window and double doors filling the room with light. The sitting area is made cosy by a Villager wood burner set on a tiled hearth. The dining area has double doors opening out to good sized paved terrace with views to the garden and across the river to Fowey.

There is a good sized double bedroom with large bay window and further window to the side elevation and a fitted slim wardrobe.



A further double bedroom, currently used as a twin room has built in storage/wardrobe space.

A family bathroom comprises a white suite with panelled bath, WC and wash hand basin.

### Outside

The property is approached via a shared driveway and has steps leading down the front of the bungalow. There is an outhouse with plenty of storage space and further storage area. A pathway leads around the side of the property to the rear garden which is laid mainly to lawn and surrounded by mature hedging and fencing. A paved terrace is accessed from the sitting room and there is ample space for table and chairs.

The garden is south westerly facing and gets sun all day.

Pentire is currently used as a successful holiday let but would equally make a cosy second home or main home.

**EPC Rating - E**

**Council Tax Band - B**

**Tenure - Freehold**

### Agents Note

The property was built circa 1930 and is subject to a mundic block test result of Type C in 3 out of 10 tests. Therefore the property is not mortgageable.

Can be sold fully furnished via separate negotiation.

### 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.