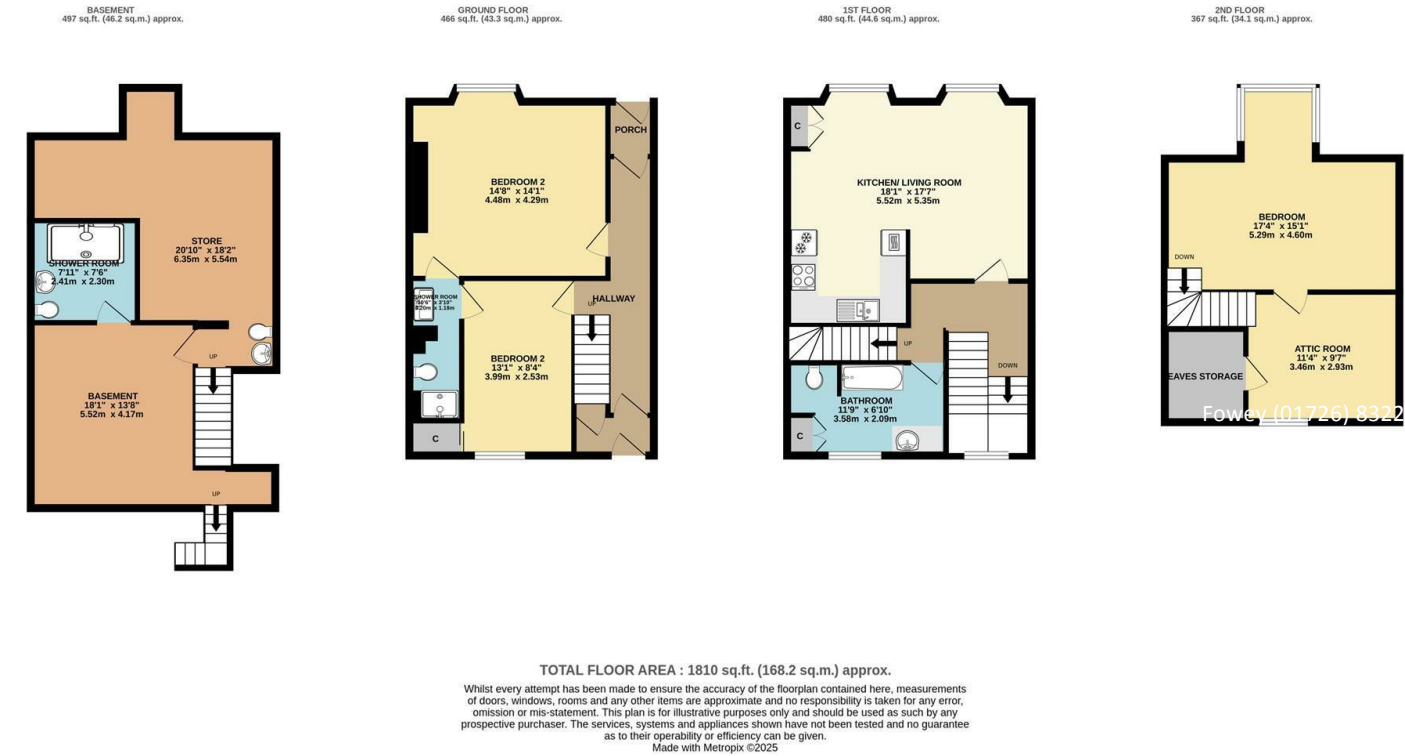




25 WEST STREET,  
POLRUAN, PL23 1PJ  
GUIDE PRICE £450,000



**Important Notice** MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIIONS 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.



**A THREE BEDROOM, SEMI-DETACHED PERIOD PROPERTY IN WEST STREET. BOASTING VIEWS OVER THE ESTUARY TO FOWEY, FRONT GARDEN, REAR COURTYARD, OFF ROAD PARKING SPACE, LARGE BASEMENT, CLOSE TO ALL LOCAL AMENITIES INCLUDING HARBOUR. CURRENTLY A SUCCESSFUL HOLIDAY LET \*\* NO ONWARD CHAIN\*\***





## 25 West Street, Polruan, PL23 1PJ

### 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 a number of local stations (Par, Liskeard & Lostwithiel).

Elevated off the road and access via steps off West Street or by car off Tinkers Hill, 25 West Street is in a prime position for the town.

### THE PROPERTY

This attractive period property offers flexible accommodation with two large ground floor double bedrooms (both currently being used as twin rooms) with access to a modern Jack and Jill shower room with WC, Shower, Wash hand basin with vanity unit and a heated towel rail.

The attractive entrance hall has space for storing coats and shoes with a staircase rising to the first floor made light by a large window looking over the courtyard. A door gives access out to the courtyard with another door giving access down to the basement.

From the first floor landing, a door opens into the open plan living area with views enjoyed from two large sash windows. Looking over to Fowey, up the river towards Bodinnick and over Polruan harbour and village, this is the prefect place to sit and watch all the activities on the water.

The well-appointed kitchen has an integral electric double oven, induction hob, fridge and space for a dishwasher. Wall and base units provide storage as well as fixed shelving and an inbuilt cupboard. There is space for a dining table to admire the views and ample room for sofa and chairs in the sitting area.

Also on this landing is a family bathroom with bath, shower over, WC, Wash hand basin with vanity unit, heated towel rail and built in cupboard.

Further stairs rise up to the second floor attic conversion. A third double bedroom has glorious panoramic views over the estuary from a Dormer window with window seating. A lovely spot to sit, relax and enjoy the river. A door opens into a large dressing room with space for an extra bed if needed and a large storage cupboard in the eaves.



A real bonus of this home is the spacious basement and the potential it offers. Comprising of a generous snug area gaining natural light from a Velux window, a door opens into a modern and recently installed shower room with wash hand basin, WC and heated towel rail. A separate store/utility room has space and plumbing for a washing machine, tumble dryer and is ideal for storing all water paraphernalia . A very useful hatch which opens from the front of the building enabling objects to be passed back and fourth without having to be brought through the house.

Two years ago the heating was upgraded to top of the range Dimplex storage heaters that heat the whole of the house and are controlled using a smart hub.

### OUTSIDE

25 West Street is elevated off the road which gives it a quiet setting. Steps and a path lead up from West Street to the front door which are shared by the neighbour. The front garden is mostly laid to grass with mature shrub borders. A hardstanding is large enough to accommodate a small car. The rear courtyard can be accessed via the ground floor entrance hall or from a wooden gate on Tinkers Hill. From the wooden gate, steps lead down to the walled courtyard. The neighbour has a right of way across your courtyard to the rear gate.

### AGENTS NOTE

25 West Street is currently a successful holiday let but it would equally make a easy lock up and leave second home or a lovely main home with outside courtyard. garden and parking for a small car.

The neighbour has right of way over the rear courtyard to the wooden gate gaining access to Tinkers Hill and steps and pathway from West Street.

### EPC RATING - D

### COUNCIL TAX BAND - D

### TENURE - FREEHOLD

### 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](mailto:info@maywhetter.co.uk)