



WATERFRONT AND LITTLE WATERFRONT,
WEST STREET, POLRUAN
PL23 1PL

WATERFRONT



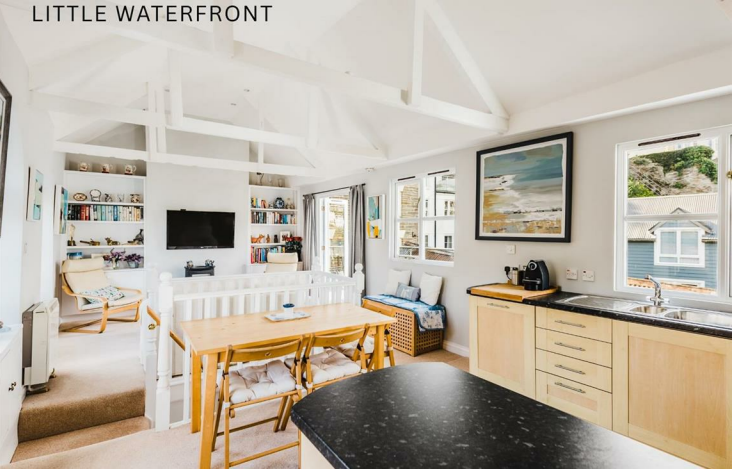
LITTLE WATERFRONT



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LITTLE WATERFRONT



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A CHARMING AND PROMINENT PROPERTY WITH OUTSTANDING ESTUARY VIEWS FROM ALL ROOMS. DIRECT ACCESS TO THE SEA AND BEACH. GENEROUS ENTERTAINING SPACE WITH ADJACENT TWO BEDROOM GUEST COTTAGE / AIR BNB BUSINESS.



Waterfront and Little Waterfront, West Street, Polruan, Cornwall, PL23 1PL

Waterfront - main house

- 1865 square foot - 3/4 bedrooms
- Generous entertaining space with large windows offering outstanding estuary views
- Open plan kitchen and dining area with estuary views
- Full width balcony
- Direct access to water
- Two frape lines for boats up to 4.5m
- Steps onto beach
- Water-level workshop with ample storage space for sailing kit/canoes/SUPs

Little Waterfront - adjacent cottage

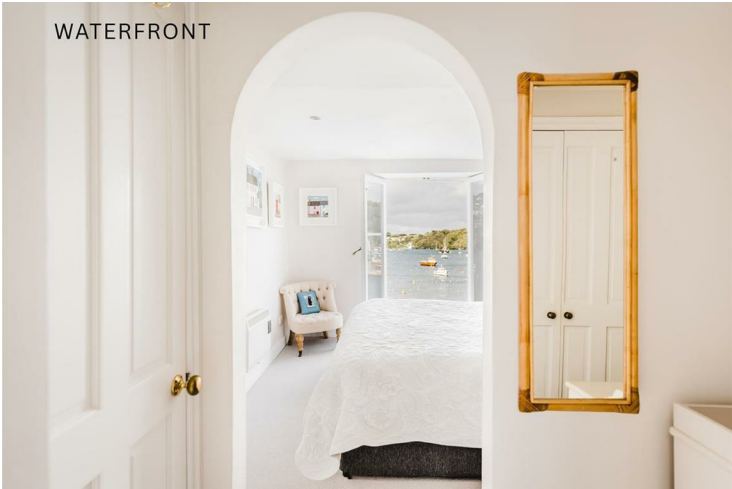
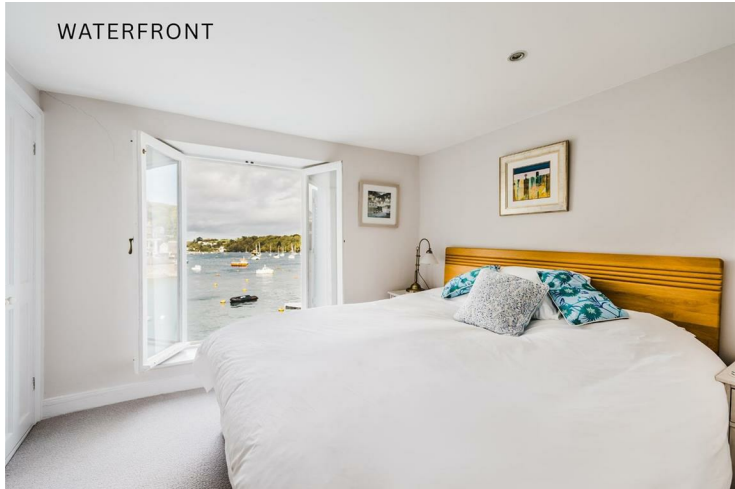
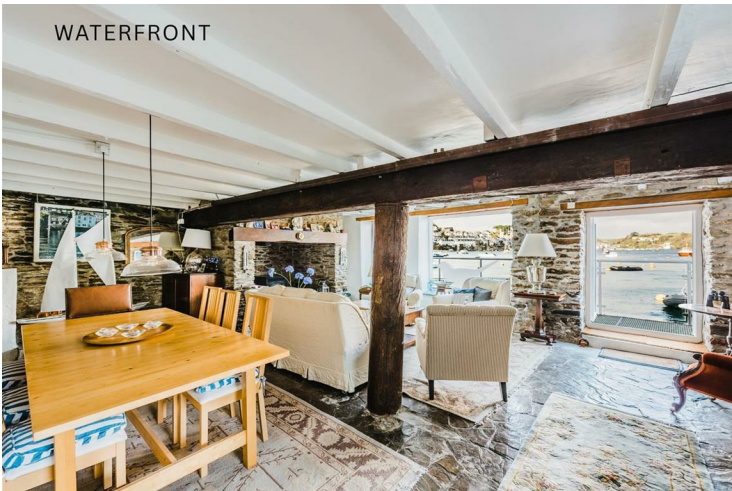
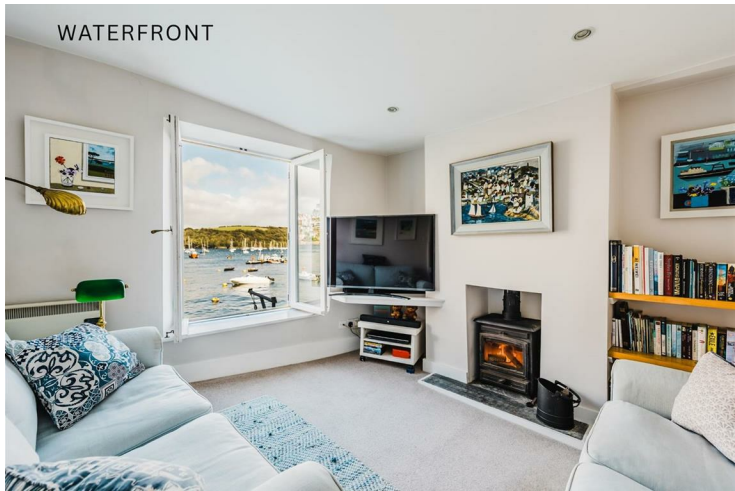
- 900 square foot - 2 bedrooms
- 5 star Air BNB business, popular with coastal walkers
- Upstairs open plan kitchen / dining and living-room area
- Balcony with estuary views

- Family owned since 2002
- Opportunity to update and improve

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.

WATERSIDE LIVING

Situated in the middle of this traditional Cornish fishing village, the house and cottage offer waterside living at its best. The basement workshop provides ample storage space for sailing kit/canoes/SUPs at the same level as the water access. The two frape lines (outhaul moorings) give year-round access to the water via boats. At low tide the steps lead down onto the beach. This unique property offers the opportunity to truly live and breathe a life by the sea.

The properties themselves comprise of Waterfront - a landmark harbourside 3 to 4 bedroom house with large balcony and outstanding views. Next door, and with access via a pretty shared courtyard, is the adjoining cottage called Little Waterfront. This is a reverse-level property with a balcony for further estuary views which has been enjoyed as a guest house and Air BNB business The combined accommodation is approximately 2,800 square foot.

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

From the Polruan quayside car park, enter pedestrianised West Street. Upon reaching the red postbox and converted church at number 46, follow the steps down to the waterside. The properties are accessed via a white gate and pretty courtyard.

Council Tax Band

Waterfront - Band E

Little Waterfront - Band D

EPC

Waterfront: E

Little Waterfront: D