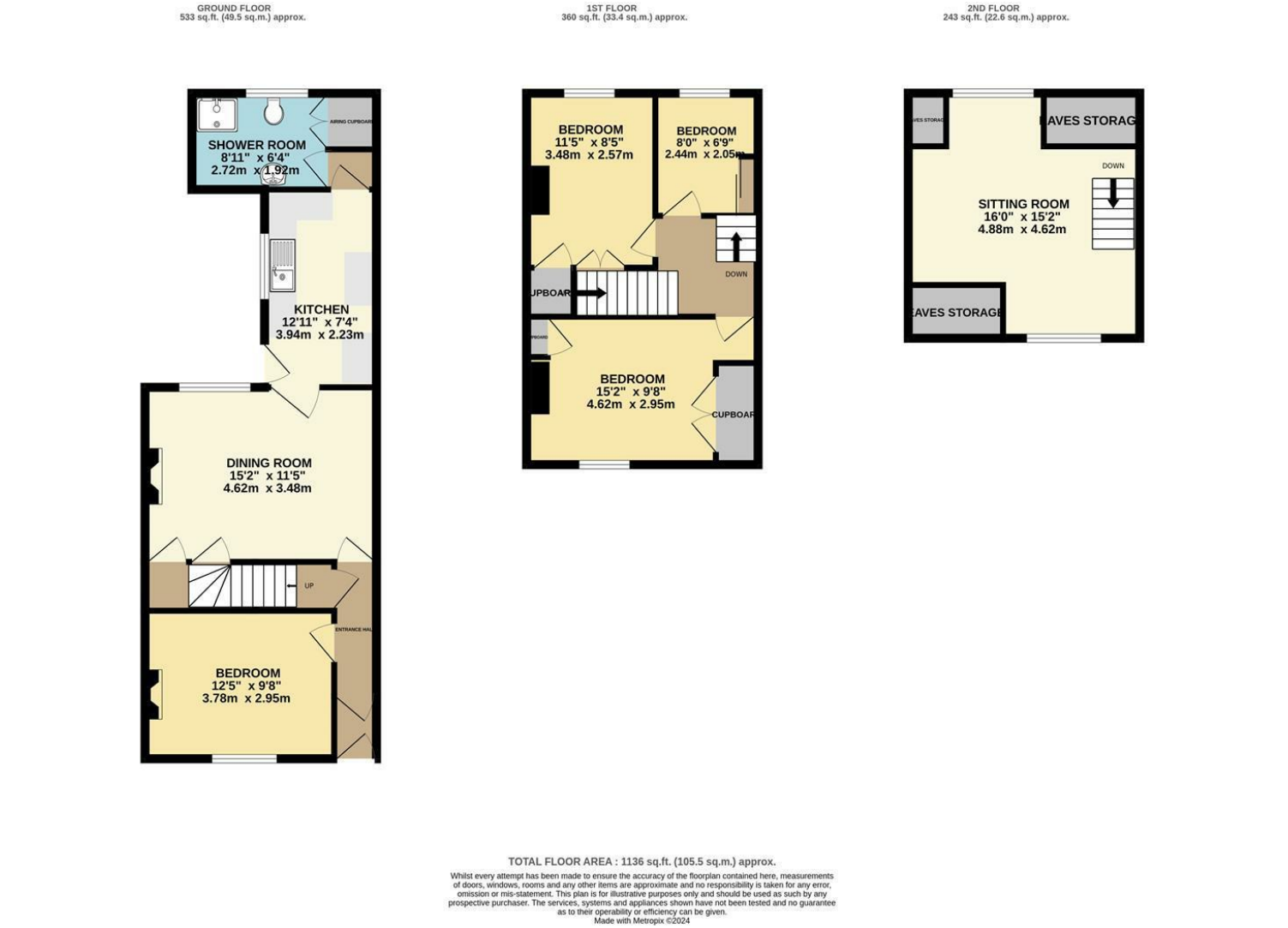




12 ST. SAVIOURS HILL,
POLRUAN, PL23 1PR
GUIDE PRICE £375,000



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A FANTASTIC OPPORTUNITY TO PURCHASE A THREE BEDROOM, THREE STOREY, SEMI-DETACHED HOME IN NEED OF RENOVATION. ELEVATED VIEWS NOT ONLY OVER TO FOWEY, POLRUAN AND THE ESTUARY BUT ALSO THE SEA AND BEAUTIFUL CORNISH COASTLINE. **INCLUDES 2 GARAGES LOCATED AT BATTERY PARK**



12 St. Saviours Hill, Polruan, PL23 1PR

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).

LOCATION
Once the old coastguard cottages, St Saviours Terrace is conveniently located very close to the village car park. The elevated positions gives dual aspect views over the sea and the estuary. A short walk down to West Street or Fore Street where all the village amenities are including the local beach, harbour, café, shops and pubs.

An exciting opportunity for a buyer to put their own mark on a three bedroom mid terrace home in the beautiful village of Polruan.

The current configuration comprises of an entrance hallway with doors leading to a ground floor double bedroom with views over the front garden, a generous dining room with a decorative brick fire place, a built in storage cupboard and a 'cupboard under the stairs'.

From the dining room, a door leads into the kitchen with a door to the rear courtyard and a shower room.

From the dining room, stairs rise up to the first floor which comprises of two double bedrooms and a single bedroom. The good sized front aspect bedroom has built in storage cupboards and views over the roof tops to the Fowey estuary. The rear double bedroom benefits from built in storage cupboards and, as with the single bedroom, has views over the rear gardens and out to sea.

Stairs rise up from the landing to the 2nd floor offering an attic sitting room with dual aspect views. The panoramic views are fabulous, taking in Fowey, Polruan and the beautiful estuary, a great place to relax and take in all the activities on the water. This room could be so much more and is crying out for bi-fold doors or a possible balcony/Juliet balcony subject to planning permission. There is a window to the rear of the room which offers a very different but equally beautiful view over the rear garden and out to the sea, taking in the stunning Cornish coastline.



OUTSIDE
The property is accessed from St Saviours Hill via a couple of steps up into the front garden. This could be a lovely landscaped garden to relax in. Steps rise up to the front door and there is also a shared path that leads across neighbouring homes to the end of the terrace.

To the rear is another shared access path which not only leads to the courtyard at the rear of the property but also to gardens which have very useful brick outbuildings. The gardens have been left undivided but each property owns their own strip leading to their outbuilding.

GARAGES
Situated in Battery Park, a short stroll from the property are two garages which are on separate deeds but are included in the sale. This is a rare opportunity as garages and parking in general, are much sought after in the village.

TENURE - FREEHOLD

COUNCIL TAX BAND - C

EPC - F

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