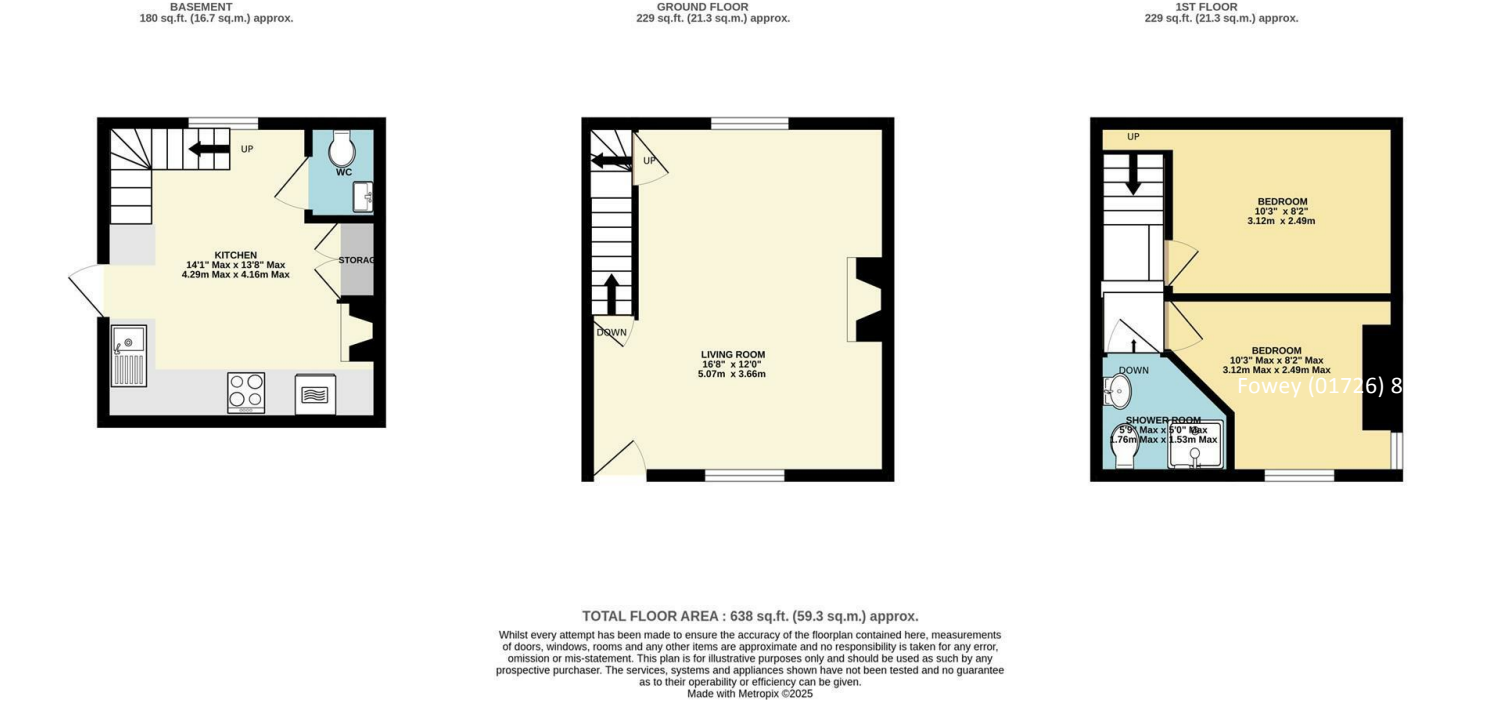




CROWS NEST 37 WEST STREET,
POLRUAN, PL23 1PL
GUIDE PRICE £275,000





Crows Nest 37 West Street, Polruan, Cornwall, PL23 1PL

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).

The Crows Nest is located on the sought after and ideally situated West Street . A level walk to all the village amenities, harbour and beach with fabulous views over the estuary to Fowey and up the river.

THE PROPERTY

The front doors leads off West Street into the living room with stairs descending to the lower ground floor and stairs rising to the first floor. The living room is duel aspect letting with a large single paned tilt and turn window fills the room with light and the most glorious view over the estuary to Fowey. A wood burner adds a lovely focal point in the room and also makes it cosy and warm in the cooler months.

A door opens to a small staircase rising up to the first floor, this comprises of a double bedroom with stunning views over the Fowey estuary, a second bedroom currently with bunkbeds and a shower room. The shower room has a shower cubicle with electric shower, wash hand basin and WC.



From the living room stairs descend down to the kitchen dining room and separate WC.

The kitchen dining room is another bright room enjoying water and Fowey views and a door that opens to a sitting out terrace.

The kitchen is well equipped with integral washing machine, fridge, oven with separate grill/microwave and induction hob. Deep double storage cupboards offer plenty of storage space and a door opens to a separate WC.

OUTSIDE

Crows Nest has a lovely sitting out terrace which is located off the kitchen, an ideal place to sit relax and watch life on the estuary. In the brighter, warmer months there is no better place to enjoy some al fresco dining!

There are shared steps from the courtyard up to West Street.

AGENTS NOTES

The bottom floor of the cottage is stone rising to timber frame. Please contact your lender for more information.

COUNCIL TAX BAND - B

EPC RATING - E

TENURE - FREEHOLD

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