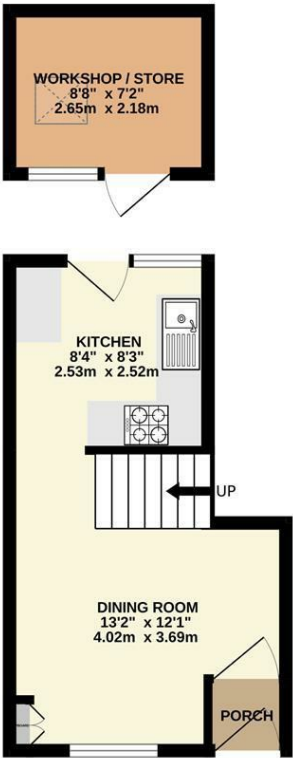




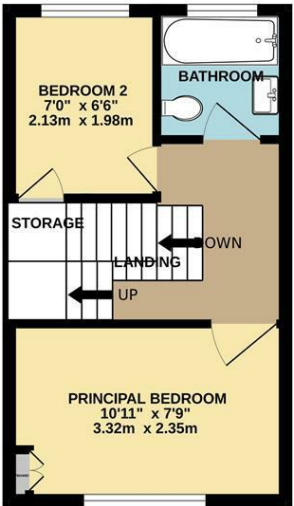
ANCHOR COTTAGE, 44 WEST STREET,
POLRUAN, PL23 1PL
GUIDE PRICE £335,000



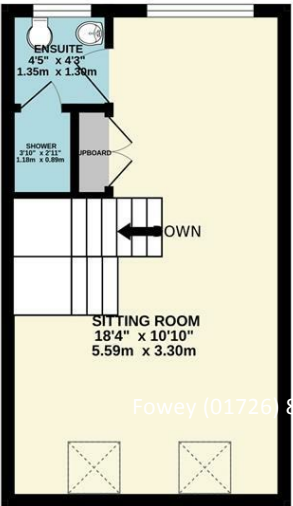
GROUND FLOOR
283 sq.ft. (26.3 sq.m.) approx.



1ST FLOOR
260 sq.ft. (24.1 sq.m.) approx.



2ND FLOOR
260 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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A LOVELY TWO BEDROOM COTTAGE WITH SUPER VIEWS ACROSS THE HARBOUR TOWARDS FOWEY FROM THE MAJORITY OF ROOMS. RECENTLY UPGRADED BY THE OWNER, THE PROPERTY OFFERS WELL PRESENTED ACCOMODATION OVER THREE FLOORS. SELLING CHAIN FREE.



Anchor Cottage, 44 West Street, Polruan, Cornwall, PL23 1PL

The Property

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 Property

Built in the 1860's, Anchor Cottage is a traditional character cottage which has been upgraded by the current owner. With well presented accommodation over three floors the property retains a number of original features such as exposed beams, stripped panel doors and cupboards. With recently fitted, well appointed kitchen, bathroom and flooring throughout, the cottage is ready to go and offered with no onward chain. Tremendous views over the Estuary are enjoyed from all floors and extend down to Bodinnick and across to Fowey.

Accommodation

The entrance door opens to the pretty dining room with double glazed window with window seat, presenting lovely views across the Estuary. There is a built in storage cupboard to one side. Stairs lead to the first floor and an opening leads to the newly fitted stylish kitchen with contemporary styled wall and floor units. This provides plenty of storage and workspace and includes integral fridge and electric Lamona oven and hob. A cleverly designed breakfast bar is located to one wall and a stable door opens to a shared pathway and outbuilding with power and plumbing for washing machine.



From the first floor landing, doors open to the principal bedroom with window offering stunning harbour views. A built in cupboard offers hanging and storage space with stripped wooden doors. A further bedroom is situated to the rear of the property with built in storage cupboard.

A newly fitted family bathroom has panelled bath with WC and wash hand basin.

From the landing stairs lead up to the second floor where there is a sitting room with 2 Velux windows to the front elevation offering wonderful harbour views and a further window to the rear, making this a lovely light and airy room. There are built in cupboards housing the hot water tank. A newly fitted, stylish shower room is also located on this floor, giving the flexibility to use this room as a third bedroom if required.

The property benefits from recently installed electric wall mounted heaters throughout.

Outside

The property is approached by West Street and shares a main entrance door with 45 West Street.

At the rear of the cottage there is an outhouse which can be accessed from the kitchen where the stable door opens onto an shared pathway that leads back on to West Street. The outhouse has power, stainless steel sink, plumbing for a washing machine and space for a tumble dryer.

EPC Rating - E

Current Council Tax Band - B

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