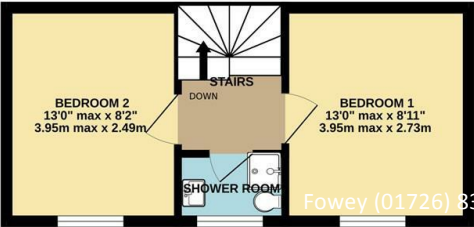
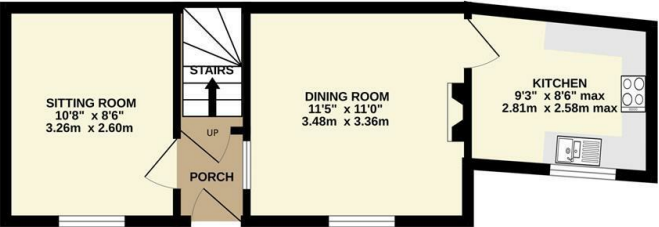




1 ELM COTTAGE EAST STREET,
POLRUAN, PL23 1PB
GUIDE PRICE £310,000

GROUND FLOOR
315 sq.ft. (29.3 sq.m.) approx.

1ST FLOOR
247 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA : 563 sq.ft. (52.3 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 TWO BEDROOM END OF TERRACE COTTAGE, WITH VIEWS TO THE HARBOUR AND ACROSS TO FOWEY. TWO RECEPTION ROOMS AND LARGE PAVED TERRACE WHICH ATTRACTS SUN FOR MUCH OF THE DAY. ** NO ONWARD CHAIN**



1 Elm Cottage East Street, Polruan, PL23 1PB

The 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).

The Property

Located on East Street, 1 Elm Cottage is the beginning of a terrace of four cottages, accessed via a wooden pedestrian gate from East Street.

The front door opens to a small porch area, which leads to the dining room with exposed beams, slate tiled floor and window overlooking the front terrace with views to Fowey beyond. A stone fireplace houses a wood burning stove (not tested). There is a storage cupboard located under the stairs.

From the dining room, a door opens to the kitchen with tiled floor and window to the front elevation. A door opens to the terrace. There is a range of base and wall units with work surface over, sink and drainer, Neff oven with 4 ring hob, space for washing machine or dishwasher, integral under the counter fridge.

The sitting room has a window to the front elevation, exposed beams and recessed bookshelf.

A door opens to the stairwell with stairs leading to the first floor landing.



The principal bedroom has a window overlooking the boat yard, harbour and across to Fowey. The second bedroom also has a window to the harbour and is currently configured as a twin room.

The shower room has a shower cubicle to one corner, with WC, and wash basin. A window overlooks the boat yard and across the harbour.

Outside

The property is accessed via wooden pedestrian gate on to the sizeable tiled terrace where there is space for table and chairs.

There is a right of access for the neighbouring properties.

Council Tax Band - B

EPC Rating - E

Freehold

Services

None of the services, systems or appliances at the property have been tested by the Agents. The property is heated by electric night storage heaters

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

Local Authority

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR