



1 FORE STREET,
POLRUAN, PL23 1PQ
GUIDE PRICE £335,000



TOTAL FLOOR AREA : 118.3 sq.m. (1274 sq.ft.) approx.

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A SUBSTANTIAL MIXED USE PROPERTY IN THE CENTRE OF THE VILLAGE. TWO STOREY APARTMENT ON TOP FLOORS, WITH COMMERCIAL UNIT ON GROUND FLOOR AND CELLAR BELOW. NO ONWARD CHAIN.



1 Fore Street, Polruan, PL23 1PQ

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 at the bottom of Fore Street, just a stone's throw from the Quay, this property would suit someone looking for a change of lifestyle with residential accommodation over a commercial unit.

The property has four floors with separate access to the residential accommodation which occupies the top two floors and has views from the sitting room.

The residential accommodation comprises a generous sized sitting room with wood burner and views over the harbour to Fowey. There is a kitchen with range of base and wall units. There is access to the loft - it is not known if this is boarded.

Stairs lead down to the first floor where there are two bedrooms with windows to the front elevation and a bathroom.

Stairs lead down to the entrance hall and front door. There is a hatch in the floor which opens to the cellar



On the ground floor, the commercial unit is currently used as a cafe with large windows and a kitchen/food preparation area to one side. The tenant has an informal lease arrangement with the vendor for a 6 month period. Please ask for further details.

The property is in need of modernisation and would suit a developer or someone looking for a lifestyle opportunity.

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

Freehold
EPC Rating - Residential E/Commercial B
Council Tax Band - Residential A/Commercial C

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