



Moss Terrace



**STAGS**



# Moss Terrace

Polruan, Fowey, PL23 1PF

Newquay Airport 34. miles, Plymouth 38. miles and Exeter 74. miles.  
Bodmin Parkway 17 miles.

A charming and versatile terraced period property located in a prime waterside village, boasting breathtaking estuary views. This stylish and beautifully presented home offers flexible accommodation set over three floors making it an attractive holiday home or main residence, along with a successful Air B&B business opportunity.

- Beautifully Presented Five Bedroom
- Refurbished Throughout to High Period Property Specification
- Versatile Accommodation in Prime Waterside Location
- Main Residence with Self Contained Apartment
- Beautiful Harbour Views
- Council Tax Band E
- Freehold

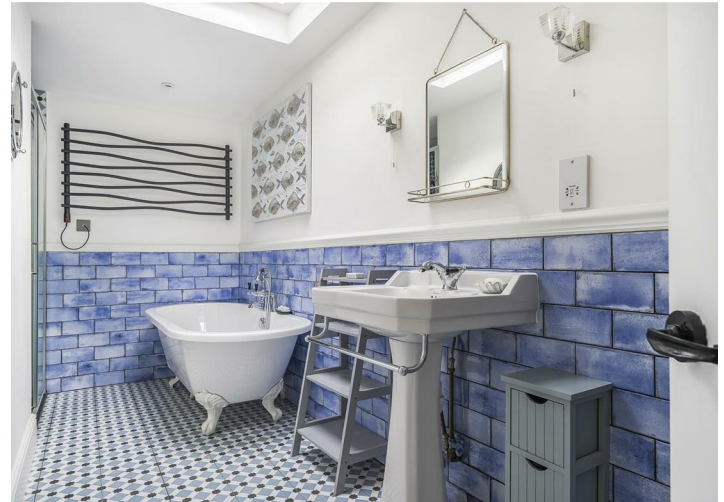
## Offers In Excess Of £550,000

Polruan is situated on the east bank of the river Fowey. This picturesque village has a thriving community with local amenities which include general stores, sub post office, tea rooms, doctors surgery, and two public houses. The village is connected to Fowey via a passenger ferry and has a wider range of independent shops and businesses catering for day to day needs and evenings out. This wonderful home lends itself to a variety of uses either as a main residence or second home and can be divided into two self-contained homes. The ground floor comprises of a generous, open plan living area with a recently fitted shaker style kitchen, wood burning stove and picture window overlooking the harbour. A staircase rises to three double bedrooms and a family bathroom. A further staircase leads onto to the second floor which can be completely self-contained, providing access to an attractive open plan kitchen/living area with wonderful harbour views, two double bedrooms and a shower room. External doors lead out to a private sitting area on both the ground and second floors for individual private outdoor space. An additional detached garden with fully insulated summer house is located to the front right of the property with glorious views up and down the estuary.

Mains electricity, water & drainage. Wifi enabled electric heaters. Based on the latest data available to Ofcom Superfast broadband is available at the property.









IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

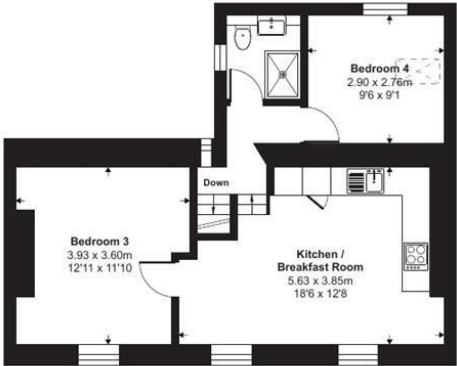


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		17
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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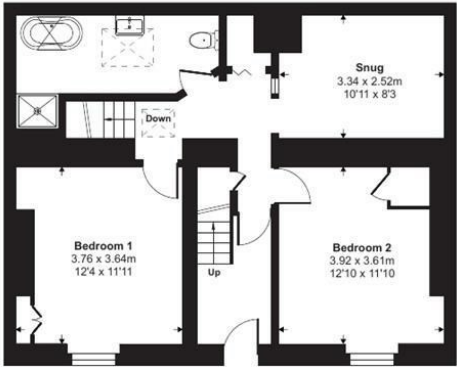
Approximate Area = 1593 sq ft / 147.9 sq m  
For identification only - Not to scale



Second Floor



Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1262800



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