



77 Fore Street



STAGS

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Polruan, Fowey, PL23 1PH

Polperro 6.1 Miles. Plymouth City Centre 34.8 Miles. Exeter Airport 80.2 Miles.

A beautifully presented, detached five-bedroom family home situated in the sought-after coastal village of Polruan, with private parking, garden and views over the estuary.

- Desirable Location
- Estuary Views
- Garage, Parking and Garden
- Council Tax Band D
- Detached Family Home
- 5 Bedrooms
- Annexe Potential Subject to Necessary Planning Consents
- Freehold

Guide Price £650,000

Polruan is a delightful fishing village, lying to the east side of the Fowey Estuary on the beautiful South East Cornwall Heritage coastline. It is a charming and relaxing village untroubled by the hustle and bustle of Fowey, yet linked with a regular ferry. The waters of the estuary are renowned, with plentiful deep-water moorings and some of the finest sailing waters in the country. Known as Du Maurier Country with outstanding and beautifully un-spoilt walks along the coastline in each direction. The village enjoys a strong community spirit, public houses, local shop, village primary school and post office. This beautifully presented family home is entered via a welcoming hallway leading to the stylish, kitchen diner with recently fitted Range, wood burner and doors to the garden, an attractive sitting room with solid wooden floors and a wood burner. Stairs rise from the entrance hall to the first-floor landing providing access to the family bathroom and four bedrooms, all of good size. A further staircase to the second floor leads to the generous Master bedroom suite with En-suite and sitting area boasting views across the river to Fowey. External benefits include a useful detached outbuilding currently used as a utility room, off road parking, large garage and store which may be suitable for conversion into an annexe subject to necessary planning consents. Viewings are highly recommended to appreciate the views and finish of this property.

Services - Mains electric, water & drainage. Oil fired central heating. Based on the latest data at Ofcom, Superfast broadband and mobile coverage from O2, EE, Three & Vodafone are 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.

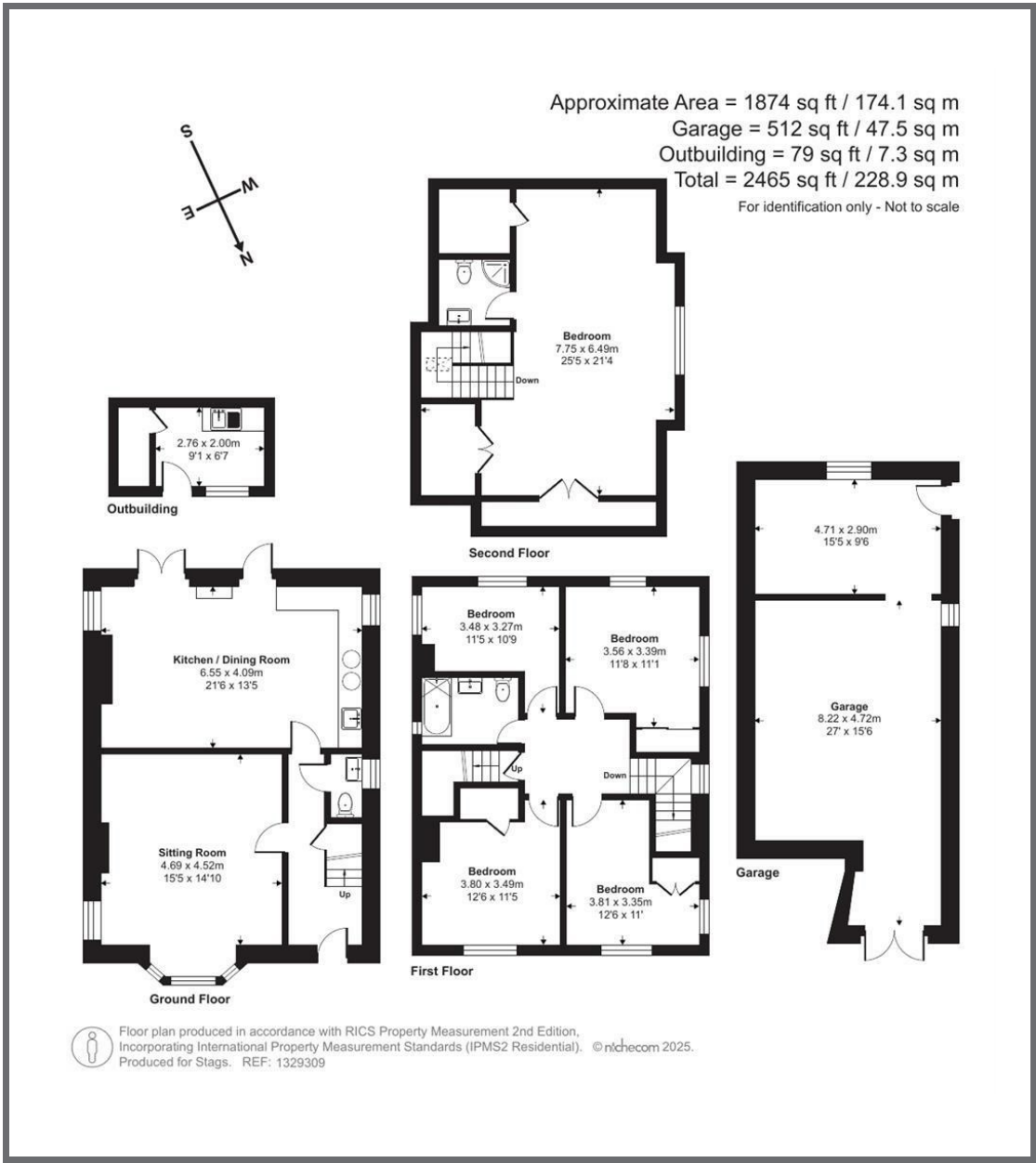


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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