

57 West Street

Polruan, Cornwall





A stunning waterfront, three storey Victorian property, in excellent decorative order, with garage and parking, a separate garden cottage, terraced gardens, water access, boathouse and quay, all overlooking Fowey harbour.

Fowey 4 miles (via Bodinnick Ferry), Liskeard 17 miles, Bodmin 17 miles, Truro 33 miles, Launceston 34 miles, Plymouth 35 miles
(All distances and times are approximate)

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Summary of accommodation

Ground Floor: Drawing room | Dining room | Kitchen

First Floor: Entrance hall | Principal bedroom | Dressing room and bathroom suite

Second Floor: Two bedrooms | Bathroom

Outside: Stone built cottage: Sitting room/bedroom | Cloakroom | Terrace overlooking harbour | Kitchen | Two storey boathouse | quay with water access
Terraced gardens with views over the harbour | Storage sheds | Gated steps to the street | Mooring frape line

Garage with attic above

Situation

Polruan is a picture postcard village on the east bank of the River Fowey Estuary, on the spectacular South Cornish coast, opposite the harbour town of Fowey.

It is an ancient fishing and shipbuilding community with a long maritime history, and has a thriving boatyard, offering a maintenance service to both commercial and leisure customers. The village is nestled into the hillside and is surrounded by water on three sides. As well as Town Beach and Polruan Quay Beach, it features a maze of narrow streets, alleys and flights of steps between the cottages. It has a thriving community, and the harbour offers a safe and protected haven for yachts and boats. There are two pubs: the Lugger Inn and the Russell Inn, cafés and a village store, and its unspoiled charm has been retained.

There is a regular passenger ferry across the estuary to the pretty harbour town of Fowey, which has a more extensive range of shops, restaurants, pubs and galleries. As well as the popular Fowey Regatta, it hosts the annual Festival of Art and Literature. There is a car ferry across the river from nearby Bodinnick to Fowey.

The South West Coast Path is accessed from both sides of the estuary and provides some spectacular coastal walking, passing some remote and beautiful beaches. The Polruan ‘coast and creek’ walk takes in fabulous views of Lantic Bay, with its wide beaches and turquoise waters.

The Fowey Estuary is one of the most beautiful and unspoilt estuaries in Cornwall, running inland as far as Lostwithiel, and branches off to various tributary creeks, namely Lerryn, Penpoll and Pont.. The deep water of the river makes it an important port and a magnet for yachtsmen, and has inspired many authors, including Daphne du Maurier. There are many excellent opportunities ‘on the doorstep’ for sailing, fishing, canoeing and other watersports.

The train stations at both Liskeard and Par provide mainline connections to London Paddington and Penzance, via Plymouth and Exeter. From the M5 at Exeter, the route gives the option to travel to the area via the A38 and Plymouth, or the A30 past Launceston.



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57 West Street has been in the same ownership for 40 years and is a much loved and cared for family home. It offers the rare opportunity to buy a house in a prime position within the village, overlooking the harbour, with the added benefit of a garage and parking, water access, quay and a boathouse with development potential.

The semi-detached Victorian property is on West Street, which runs parallel to the waterfront, offering light and spacious accommodation over three floors. There are stunning views from all the main rooms across the harbour to Fowey.

The entrance hall is at first floor level with stairs leading down to the ground floor, which is semi open-plan, with a good sized drawing room with bookcases, windowseat and a fireplace. There is a step to a raised level dining room and a fitted kitchen, with integrated appliances. A door from the kitchen leads to the outside and sheds, with steps up to the street. A glazed door from the drawing room opens to the paved terraces with open views over the harbour.

Off the entrance hall, on the first floor, is the principal bedroom, with the original fireplace, bookcases and shelving. There is an en suite bathroom and a dressing area with fitted wardrobes and generous storage. Stairs rise from the hall to the second floor with a second bathroom and two more bedrooms, both with original fireplaces and fitted wardrobes.

To the front of the house, in the terraced garden, is a stone built cottage, which could provide a 4th bedroom and self contained accommodation. It has a delightful sitting room/bedroom with glazed doors opening to a paved terrace overlooking the harbour and beyond. There is a separate cloakroom and below the terrace, a kitchen area.





Approximate Gross Internal Floor Area
324.6 sq.m. (3494 sq.ft.)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Gardens & Grounds

A terrace runs along the front of the house with wonderful harbour views. From here, steps lead down to a terraced and walled garden area overlooking the estuary.

The waterfront can be accessed via steps from the terraces, leading down to the property's quay and boathouse. The boathouse has water and electric supply, and a spacious area on the first floor.



Garage

The generously sized stone built garage has the added benefit of an attic with velux window, hot water supply and electricity.

Property Information

Services
Mains water and gas

Tenure
Freehold

Local Authority
Cornwall Council: 01208 262800

Council Tax
Band B

EPC Rating
F

Directions
Postcode: PL23 1PL
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Viewings
Viewing is strictly by appointment through Knight Frank.



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