



Lowena



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54 West Street, Polruan, Cornwall, PL23 1PL

Polruan Harbour 300 meters. A38 14 miles Plymouth 35.8 miles

Elegant Victorian semi-detached residence in an enviable location above the River Fowey Estuary with letting income, garden and private parking.

- Uninterrupted Estuary Views
- 3 Bedrooms
- Garden
- Income Opportunity
- Tenure: Freehold
- Central Village Location
- Self Contained One Bed Flat
- Parking and Garage
- Available Furnished
- Commercially Rated

Guide Price £699,950

SITUATION

The property enjoys a prominent location next to the Stone Church on West Street in the fishing village of Polruan, to the east side of the Fowey estuary on the beautiful South East Cornwall Heritage coastline. This charming and relaxed village untroubled by the frenetic bustle of its neighbour, Fowey, which is linked by a regular ferry service. The waters of the estuary are renowned with plentiful deep-water moorings and some of the finest sailing waters in the country. Close to the property is access to the South West Coast Path with beautiful unspoilt walks along the coastline in both directions. The village enjoys a strong community spirit, two public houses, local shop, village primary school and post office.

DESCRIPTION

The property is situated in the Polruan Conservation Area and in an AONB. Constructed circa 1880 and retaining many original features, this elegant semi-detached house benefits from a self-contained ground floor flat. The house has been in the same ownership for the last 15 years and is current used as a successful holiday let.



ACCOMMODATION

Access via a wooden front door to porch and glazed door into a hall off of which is an open plan living area. To the rear is a fully fitted kitchen with a range of base level cupboards, ceramic sink and drainer, space for a range cooker and space for upright fridge freezer. There is a cupboard under the stairs with space and plumbing for a combined washer/dryer. To the front of the open plan space is a sitting room with a cast iron fireplace on a slate hearth and a bay window looks out over the estuary. Stairs rise to the first floor with access to two bedrooms, one with a view to the front over the river and one with a view over the rear garden. The family bathroom has a role top bath, corner shower wc and wash hand basin.

A third bedroom with en suite shower, wc and wash hand basin is accessed via a passage way from the rear garden. Continue along the passage and you have access to the ground floor flat which comprises an open plan living area with fitted kitchen and seating area. Off this room is a bedroom and bathroom with shower cubical, wc and wash hand basin. At the far end of the passage way is a door that opens to the front of the property with access on to West Street.

OUTSIDE

At the rear of the property is parking for two cars and a single block-built garage accessed via Hockens Lane. From the parking area steps lead down through a lawned garden and patio with estuary views. A further set of steps lead down to another patio area and back door to the house.

SERVICES

Mains water, drainage, electricity and oil fired central heating and hot water. Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by prior appointment with the vendor's sole appointed agents, Stags.

DIRECTIONS

To attend viewing it is requested that you park in the Polruan Hill Car Park on St Saviours Hill and walk to the property.

what3words///

West Street access : lamppost.lumps.pokes
Hockens Lane access : similar.mango.croaking



These particulars are a guide only and should not be relied upon for any purpose.



Approximate Area = 1303 sq ft / 121.05 sq m (includes annexe)
 Garage = 117 sq ft / 10.9 sq m
 Total = 1420 sq ft / 131.9 sq m
 For identification only - Not to scale



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| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 56 | |
| (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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