

20 & 21, West Street



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Polruan, Fowey, PL23 1PJ

Polruan Harbour 90 meters - A38 14 miles - Plymouth 36 miles

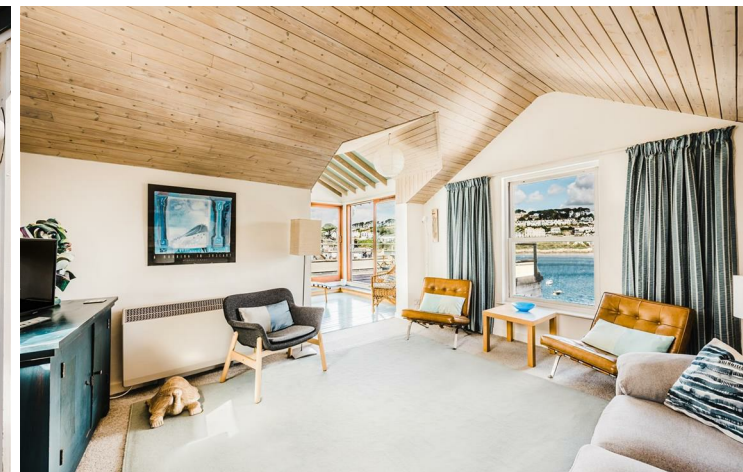
A fabulous waterside property in the heart of this charming coastal village, enjoying direct access to the water.

- No Onward Chain
- 5 Bedrooms
- Flexible Accommodation
- Boathouse With Direct Water Access
- Freehold
- Impressive Waterfront Location
- 4 Reception Rooms
- Courtyard Garden
- Stunning Estuary Views
- Council Tax Band: C

Guide Price £1,000,000

## SITUATION

The property enjoys a prominent waterside location 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 remains 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 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.



## THE PROPERTY

The property occupies arguably, one of the best waterside positions within the village with direct access to the water (depending on the tide) and having been owned by the same family since the 1960's, having been renovated during this period.

This most unique property offers versatile accommodation, and has previously been a successful holiday let.

The accommodation comprises; a 2 bedroom house with a large balcony and stunning harbour view, an additional 1 bedroom cottage, terrace. An internal stairway to a superb waterside studio and further steps to a large boathouse with direct access to the water.

In total, the property provides 5 bedroom accommodation, with a paved upper courtyard and access to the large wrap-around terrace with impressive views of the harbour and across to Fowey.

## OUTSIDE

As you approach the property you enter a private courtyard which offers a private space to enjoy with access to the main property, cottage and sun room.

The property has the benefit of a most impressive terrace overlooking the water and across to Fowey. The setting of the property can only be truly appreciated by viewing.

## SERVICES

Mains electricity, water and drainage, electric night storage heaters and gas fireplace, wooden window frames. Broadband availability: Superfast and Standard ADSL, Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services.

## VIEWINGS

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

## DIRECTIONS

To attend viewings park in the Polruan Hill Car Park on St Saviours Hill and walk to the property.

What3words.com - ///huts.baking.friend



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.



Approximate Gross Internal Area = 116.5 sq m / 1254 sq ft  
 Little Cottage = 27.4 sq m / 296 sq ft  
 Sun Room / Boathouse / Studio = 135.4 sq m / 1457 sq ft  
 Total = 279.3 sq m / 3007 sq ft

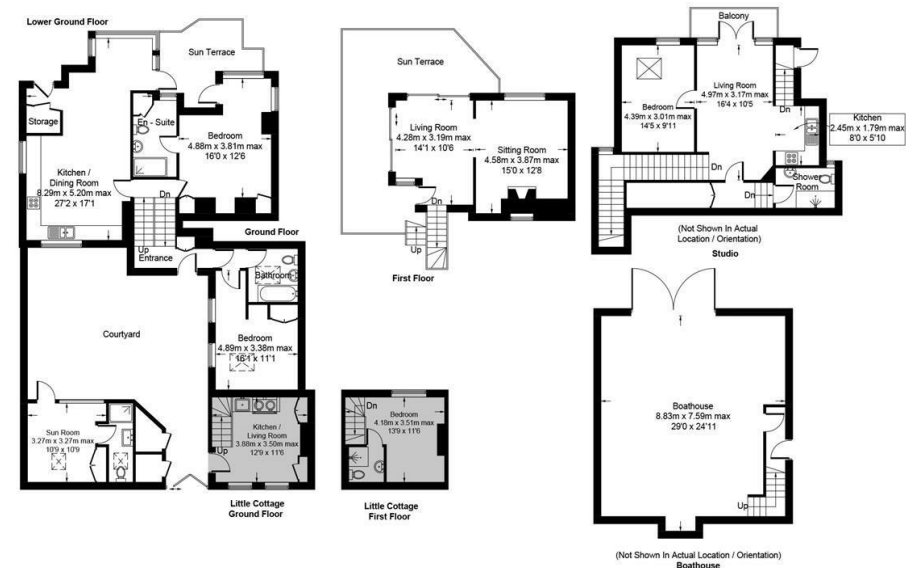


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1122672)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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