



20 & 21, West Street



STAGS

20 & 21, West Street

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 £895,000

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



A photograph of a boat workshop or storage area. In the foreground, a red boat is partially covered with a blue tarp on the left and a white tarp on the right. The background shows a large open bay with several small boats and a town built on a hillside.

Lower Ground Floor

- Sun Terrace
- Storage
- Kitchen / Dining Room: 8.20m x 5.20m max (27'2" x 17'1")
- En - Suite
- Bedroom: 4.88m x 3.81m max (16'0" x 12'6")
- Entrance
- Bathroom
- Courtyard
- Sun Room: 3.27m x 3.79m max (10'9" x 12'6")
- Kitchen / Living Room: 3.08m x 3.50m max (10'1" x 11'6")

Ground Floor

- Sun Terrace
- Living Room: 4.28m x 3.19m max (14'1" x 10'6")
- Sitting Room: 4.58m x 3.97m max (15'0" x 12'9")
- Up
- Dn

First Floor

- Sun Terrace
- Living Room: 4.97m x 3.07m max (16'4" x 10'2")
- Bedroom: 4.39m x 3.01m max (14'5" x 9'11")
- Kitchen: 2.45m x 1.79m max (8'0" x 5'10")
- Bathroom
- Shower Room
- Up
- Dn

(Not Shown In Actual Location / Orientation)

Studio

- Boathouse: 8.83m x 7.59m max (29'0" x 24'11")
- Up

(Not Shown In Actual Location / Orientation)

Little Cottage Ground Floor

- Up
- Dn

Little Cottage First Floor

- Up
- Dn
- Bedroom: 4.19m x 3.53m max (13'9" x 11'6")

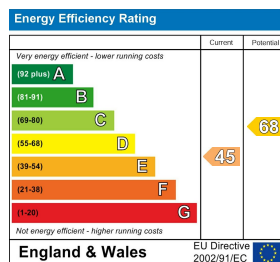


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