MAY WHETTER & GROSE

25 FORE STREET,
POLRUAN, PL23 1PQ
GUIDE PRICE £350,000

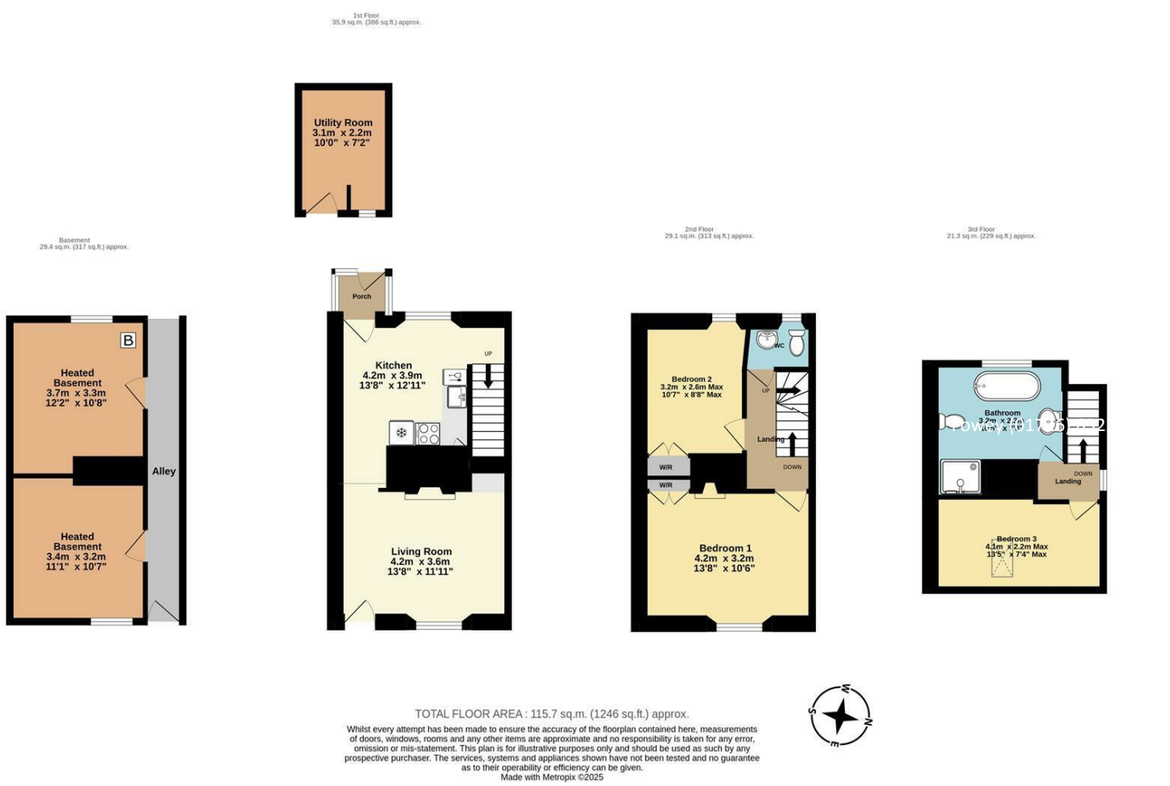








A PRETTY, GRADE II LISTED, 3 BEDROOM COTTAGE SITUATED JUST A SHORT DISTANCE FROM THE TOWN QUAY AND LOVELY GARDEN ENJOYING VIEWS ACROSS TO FOWEY. TWO CELLARS WITH POTENTIAL AND THE PROPERTY IS CURRENTLY A HOLIDAY LET. NO ONWARD CHAIN.







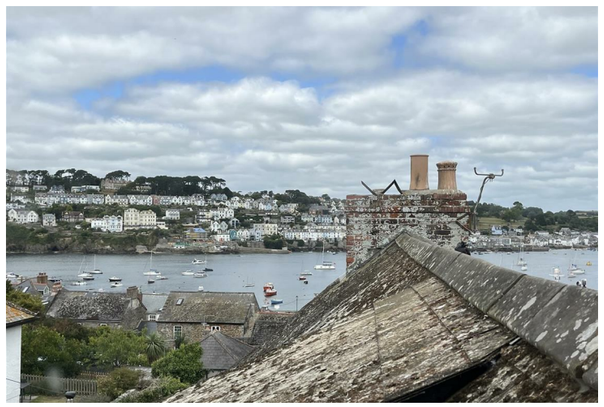
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25 Fore Street, Polruan, Polruan, PL23 1PQ

Polruan
Polruan lies on the east bank of the river Fowey, just inside the entrance to Fowey harbour. The village has its own general stores, sub post office, tea rooms, two public houses and a long established boat building and repair yard. The village is connected to Fowey, which has a wider range of small shops and businesses catering for most day to day needs, by a regular passenger ferry. The immediate area is surrounded by many miles of wonderful coast and countryside, much of which is in the ownership of the National Trust.

Once away from the immediate local lanes, there are good road connections to the motorway system via the A38/A30. Railway connections (London Paddington) can be made at a number of local stations (Par, Liskeard & Lostwithiel).

The Property
Located just a few minutes walk from the water, this lovely Grade II Listed traditional cottage is run by our client as a successful holiday let. Tastefully updated, the property retains a number of period features throughout, including wooden floor and exposed beams, and offers accommodation over three floors.

With steps from Fore Street to a raised terrace, the front door opens to the sitting room with attractive wooden floor and window to the street. A fireplace houses a wood burner for those chillier evenings.

An opening leads through to the kitchen/dining room with wooden floor and a well a well appointed modern kitchen with a range of base and wall units. Stairs lead to the first floor and a door opens to a rear porch with glazed windows.

The first floor landing has stairs leading to the second floor.

The principal bedroom easily takes a king size bed and has a window to the front elevation. There is an attractive feature fireplace and cupboard for storage and hanging space.

The second bedroom is a double room and has a window to the rear elevation. There is the benefit of a large storage cupboard.

There is a useful cloakroom with WC and wash basin, window to the rear elevation.

Stairs lead to the second floor landing with a window and pretty views over roof tops to the harbour. A door opens to a further double room with exposed beams and wooden floor, Velux windows.

Another door opens to a spacious and appealing bathroom with wooden floor and exposed beams. A large window offers natural light and there is a free standing bath with separate large shower cubicle, WC and wash hand basin.

Outside
The property benefits from two cellars located underneath the property and accessed via a pathway with a galvanised gate from Fore Street. This pathway is shared with neighbouring properties. Steps from the path lead up to the rear of the cottage where there is an outhouse, useful for storage. A pathway leads up to the garden area which has a decked area and bordered with mature plants, walling and hedging. There are beautiful views over the village to the harbour and Fowey beyond.

Agents Note
The cellar rooms have heating, power and light, and offer potential to use as additional accommodation or incorporate into the main cottage, subject to the necessary permissions.

Council Tax Band - Deleted
Business Rates

EPC Rating - E

Freehold

Viewing
Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.
Tel: 01726 832299 Email: info@maywhetter.co.uk

Services
None of the services, systems or appliances at the property have been tested by the Agents. Mains water, electricity and LPG heating.

Local Authority
Cornwall Council