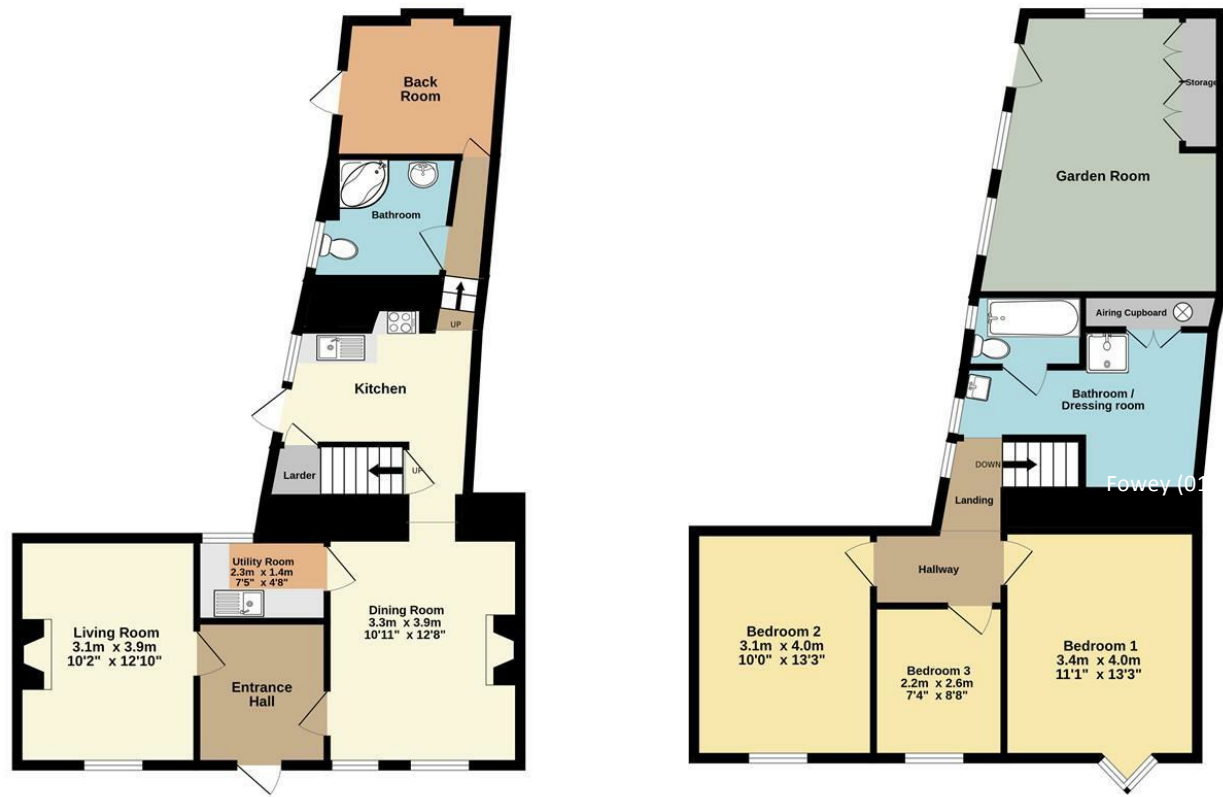




Ground Floor  
56.9 sq.m. (612 sq.ft.) approx.

1st Floor  
68.2 sq.m. (734 sq.ft.) approx.



TOTAL FLOOR AREA: 125.1 sq.m. (1346 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**52 FORE STREET,  
POLRUAN, PL23 1PH  
OFFERS OVER £450,000**



**A SPACIOUS PERIOD COTTAGE WHICH PRESENTS AN EXCITING OPPORTUNITY FOR RENOVATION. CURRENTLY SET UP TO PROVIDE THREE BEDROOMS AND TWO BATHROOMS, BUT ALSO HAVING FURTHER ROOMS OFFERING POTENTIAL FOR MORE BEDROOMS, OFFICE SPACES, STUDIO ETC. FRONT WALLED GARDEN, REAR GARDEN, SOME VIEWS, PARKING FOR TWO CARS, PLUS GARAGE. \*\*CHAIN FREE\*\***

**Important Notice** MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991  
Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.





**52 Fore Street, Polruan, PL23 1PH**

**The Location**

**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**

Beech Cottage, 52 Fore street is found about half way up Polruan's main thoroughfare, away from the hustle and bustle of visitors but still close to the village shops and amenities. A delightful traditional stone cottage, built circa 1700, full of character and olde-world ambience, presented as a renovation project that offers a real opportunity for its next owners to refurbish the house back to modern standards.

**Ground Floor**

A front gate leads to a pretty walled front garden area, with views down to the water. The front door opens to a generous hallway with storage. On the left is found the living room, with stone feature fireplace. A door to the right opens to the dining room, with original flagstone floor and wood burner set into brick and stone surround. A door from the dining room opens to a useful utility room. The accommodation flows past the cottage style door to the stairs, through to the kitchen area with under stairs larder and door to rear garden. Two steps lead up the large family bathroom, and a back room with potential for a variety of uses.



**First Floor**

Upstairs are found three bedrooms of generous proportions, one having a pretty view towards the water. There is a spacious bathroom/ dressing room area with bath and toilet in a separate room, separate shower and large airing cupboard. An enormous room labelled 'Garden Room' on the floor plan, is effectively on this first floor level, but at the moment is in fact accessed from the rear garden. The lay out of this part of the cottage is crying out for reconfiguring and modernisation, subject to all the usual permissions.

**Outside**

The rear garden area comprises a patio immediately beyond the back door from the kitchen, steps up to an elevated garden, with greenhouse, and the oil tank, and door to the Garden Room. This room is capacious, light and bright, with plenty of storage and offers huge potential for development.

Next to the cottage is a generous area for parking, very rare in Polruan. There is ample parking for two cars, plus a garage. These together comprise a unique asset in the village.

Oil central heating

**Council Tax Band-D**

**EPC-E**

**Freehold**

**Agent's Note**

The property to the rear has a right of way across the driveway/parking next to the cottage. See agent for more information.

**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.

**Local Authority**

Cornwall Council