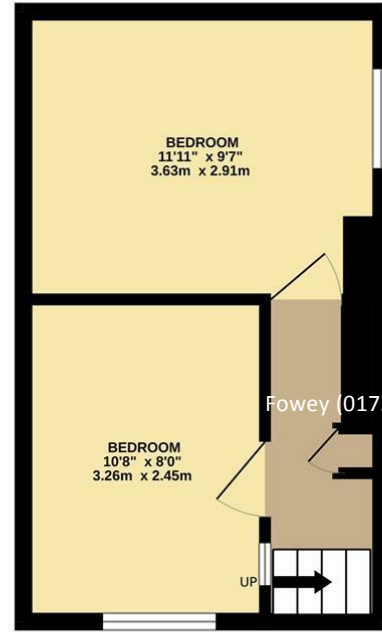
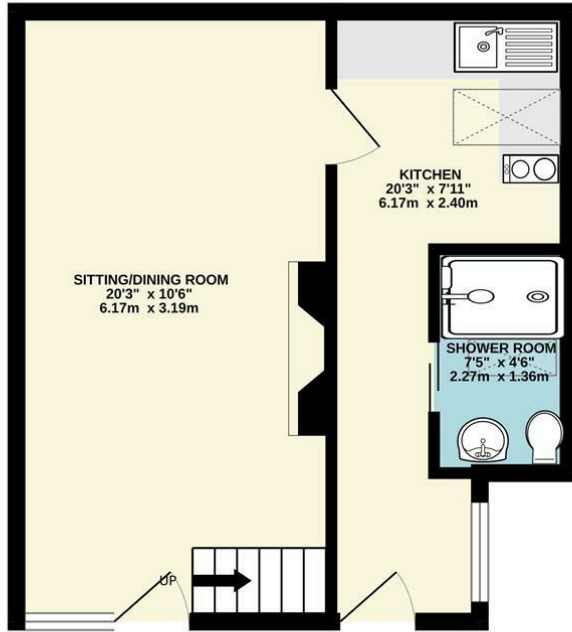




GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.

1ST FLOOR
234 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 584 sq.ft. (54.3 sq.m.) 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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A CHARMING TWO BEDROOM CHARACTER COTTAGE IDEALLY LOCATED A STONES THROW FROM THE HISTORIC HARBOUR, BEACH AND AMENITIES. REAR TERRACE AND SITTING OUT AREA WITH VIEW OF ESTUARY. **VACANT POSSESSION, 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.



Quay Cottage The Quay, Polruan, Cornwall, PL23 1PA

LOCATION
 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).

Tucked away on the quay, the cottage is accessed via a path from the harbour, to the right of The Winkle Picker. It can also be accessed via West Street down the steps of Betty Woon.

THE PROPERTY
 A charming two bedroom cottage situated in the oldest part of the village, the quay. Mentioned in the local Reading Room documents as early as 1614, this cottage has under gone changes through the years but if only walls could talk!

Currently a much loved second home, Quay Cottage would also make an ideal holiday let.

A gate opens to a path leading to two entrances, one directly into the living room and the other is via a later extension to the cottage. Entering into a porch area, suitable for storing coats and shoes, a modern and well equipped shower room/wet room with Velux window, and a kitchen. The kitchen has ample storage cupboards, integral electric oven and two ring hob, space for a washing machine and upright fridge freezer.



From the Kitchen, a door opens into the living room, the original cottage. There is plenty of space for a dining room table and chairs, and sitting room furniture. A stone feature wall gives a nod to the age of the cottage, and a large stone fireplace with a wood burner makes the cottage feel warm and cosy in the cooler evenings. For ease and comfort, the cottage benefits from central heating throughout. Stairs lead up to the first floor, which comprises two bedrooms, one twin room, one double room and a small storage cupboard on the landing.

Outside
 A path leads from the front gate along the side of the cottages to the rear. Steps rise up to a patio terrace which runs the width of the cottage and is ideal place to store Kayaks, paddleboards and other water paraphernalia. The oil tank is located here and raised plant beds. There is also a sitting area with glass balustrade surround which enjoys views between the cottages to the Fowey Estuary.

AGENT'S NOTE
 There is an element of flying freehold with a neighbouring cottage flying underneath Quay Cottage. We advise all perspective purchasers who require finance to contact their lender.

EPC RATING - D

TENURE - FREEHOLD

COUNCIL TAX RATING - C

Local Authority
 Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR

Services
 None of the services, systems or appliances at the property have been tested by the Agents.

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