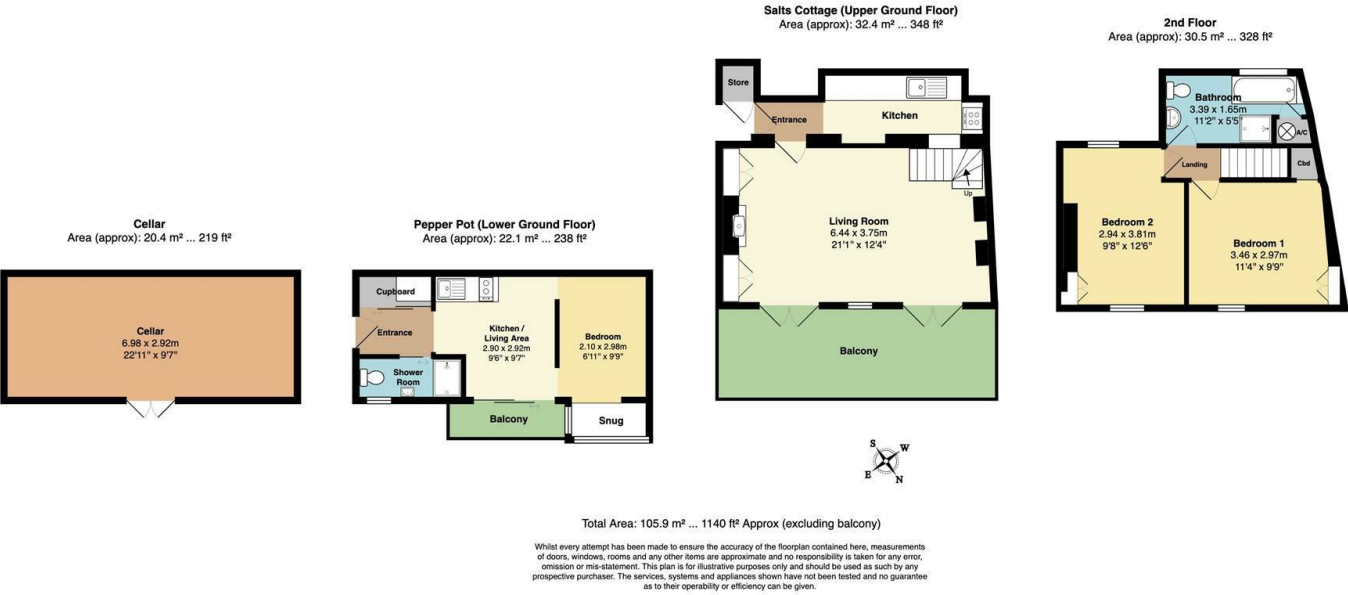




SALTS COTTAGE, 65 WEST STREET,
POLRUAN, PL23 1PL
GUIDE PRICE £795,000



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.



A BEAUTIFUL WATERSIDE PROPERTY WITH CHARMING ACCOMMODATION AND FABULOUS VIEWS TO THE HARBOUR. COMPRISING A TWO BEDROOM COTTAGE AND FURTHER STUDIO APARTMENT, BOTH WITH WATER ACCESS AND BALCONIES OVERLOOKING THE HARBOUR. CURRENTLY BOTH RUN AS SUCCESSFUL HOLIDAY LETS.



Salts Cottage, 65 West Street, Polruan, PL23 1PL

The 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).

The Property
A beautiful property which has been renovated by the current owners to cleverly mix a contemporary and traditional feel, providing a characterful cottage and separate studio apartment, both with water access and fabulous views across the harbour to Fowey.

Salts Cottage is a lovely 2 bedroom cottage with charming accommodation making the most of the water views. An open plan sitting/dining room has 2 double doors opening to the sizeable balcony - a lovely area to sit out and enjoy the view. A fireplace houses a wood burner for those chillier evenings.

The well appointed and upgraded kitchen has everything one could wish for and a hatch affords a view to the water.

Stairs rise from the dining area to the first floor where there are two double bedrooms (one double and one twin) both with lovely water views. A sizeable family bathroom has a panelled bath with separate shower, WC and wash hand basin.

Pepper Pot is a separate studio apartment with open plan accommodation, balcony and fabulous water views.

This cute, bijoux, lock up and leave studio offers contemporary style accommodation. A large window seat is the perfect place to watch the activities on the harbour and there is a door to a covered balcony. There is a shower room and compact kitchen with everything you need for a short stay.

Both Salts Cottage and Pepper Pot are very successfully rented through Airbnb - please ask for further details.



Outside
The property is accessed from West Street with access over a shared pathway leading around neighbouring properties and down steps to Salts Cottage. A paved terrace with a number of shrubs has space for table and chairs. Steps lead further down to the door of Salts Cottage and there is a useful external storage area.

Steps lead down to Pepper Pot, beyond which is a landing stage with heated outdoor shower and steps leading to the water. There is a frape (subject to Harbour Commission Licence) suitable for a boat up to 6 m in length.

A very useful, sizeable cellar is located from the landing stage and used for storage of boating paraphernalia etc.

Freehold
Council Tax Band - Business Rates
EPC Rating - Salts - E. Pepper Pot - D

Services
None of the services, systems or appliances at the property have been tested by the Agents. Mains water, electricity. Thermostatic/time controlled electric panel heaters.

Local Authority
Cornwall Council

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

Agents Note
Both Salts and Pepper Pot have not flooded, however the cellar has had water ingress once in 5 years.