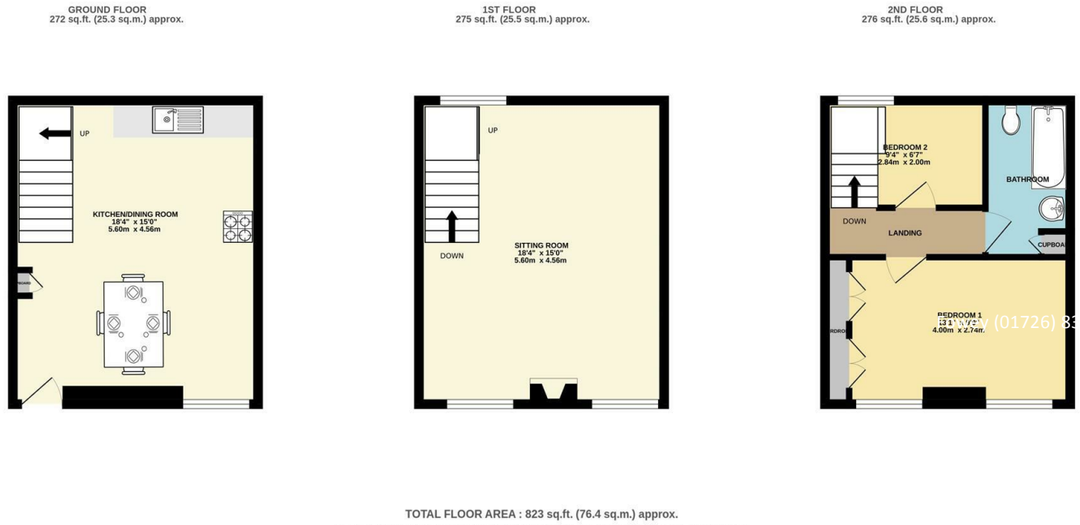




Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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MAY WHETTER & GROSE

SAIL LOFT, 2 FORE STREET, POLRUAN, PL23 1PQ
GUIDE PRICE £210,000







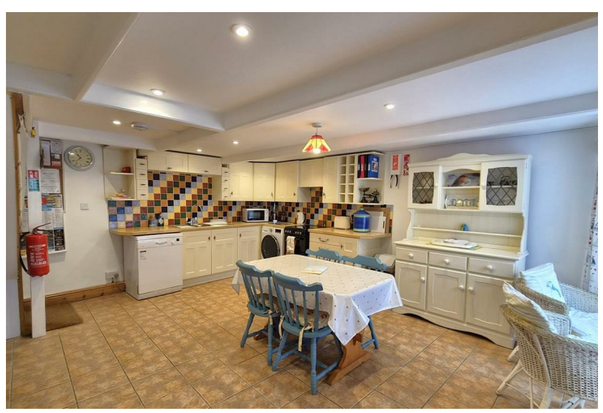


A CHARMING TRADITIONAL CHARACTER COTTAGE, SITUATED IN THE HEART OF THE VILLAGE, JUST A STONE'S THROW AWAY FROM THE VILLAGE QUAY. CURRENTLY USED AS A HOLIDAY LET. NO ONWARD CHAIN.











Sail Loft, 2 Fore Street, Polruan, Cornwall, PL23 1PQ

The Location
Polruan lies on the east bank of the river Fowey, just inside the entrance to Fowey harbour. The village has a number of local shops and businesses including a general stores, 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 immediately 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).

Accommodation
(with approximate measurements shown on floorplan)

The Property
2 Fore Street is a two bedroom traditional cottage situated in the very heart of the village only yards from the village quay. The accommodation is arranged over 3 floors and comprising 2 bedrooms, one of which has river glimpses.

A stable door opens to the kitchen/dining room with double glazed upvc window to front elevation overlooking Fore street. Ample worktop with stainless steel sink/drainer, Electric cooker with extractor, plumbing and recess for washing machine, recess for fridge/freezer, tiled floor, range of base and wall units, beamed ceiling, wall mounted night storage heater, wall mounted cupboard housing fuse box, understairs storage area. Stairs lead from the ground floor to the first floor.

From the landing a door opens to the spacious sitting room with two upvc double glazed windows to front elevation, one with window seat, both overlooking Fore Street, upvc window to rear elevation with obscured glass, wooden floor boards, Hunter Herald Multi-fuel burner, wall mounted night storage heater, beamed ceiling.

Stairs lead from the first floor to the second floor Landing, with hatch to loft, doors to bedrooms and bathroom.

Bedroom one as two UPVC double glazed windows to front elevation, built in double wardrobe, wall mounted electric heater, views over the village and river glimpses across the river Fowey & over towards the Hall Walk in Bodinnick.

Bedroom two has UPVC double glazed window to rear elevation, storage area over stairs.

The bathroom has low level WC, pedestal wash hand basin, panelled bath with Triton Opal 3 electric shower over plus bronze Victorian style shower attachment, extractor fan, cupboard housing Gledhill Stainless Lite Slimline Immersion heater, wall mounted cupboard.

EPC RATING - C

Council Tax Band - B

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

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. Fax: 01726 832866