





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.

MAY WHETTER & GROSE

1 FORE STREET,
POLRUAN, PL23 1PQ
ASKING PRICE £250,000









A SUBSTANTIAL MIXED USE PROPERTY IN THE CENTRE OF THE VILLAGE. TWO STOREY APARTMENT ON TOP FLOORS, WITH COMMERCIAL UNIT ON GROUND FLOOR AND CELLAR BELOW. NO ONWARD CHAIN.











1 Fore Street, Polruan, PL23 1PQ

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
Located at the bottom of Fore Street, just a stone's throw from the Quay, this property would suit someone looking for a change of lifestyle with residential accommodation over a commercial unit.

The property has four floors with separate access to the residential accommodation which occupies the top two floors and has views from the sitting room.

The residential accommodation comprises a generous sized sitting room with wood burner and views over the harbour to Fowey. There is a kitchen with range of base and wall units. There is access to the loft - it is not known if this is boarded.

Stairs lead down to the first floor where there are two bedrooms with windows to the front elevation and a bathroom.

Stairs lead down to the entrance hall and front door. There is a hatch in the floor which opens to the cellar

On the ground floor, the commercial unit is currently used as a cafe with large windows and a kitchen/food preparation area to one side. The tenant has an informal lease arrangement with the vendor for a 6 month period. Please ask for further details.

The property is in need of modernisation and would suit a developer or someone looking for a lifestyle opportunity.

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

Freehold

EPC Rating - Residential E/Commercial B

Council Tax Band - Residential A/Commercial C

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

Local Authority
Cornwall Council