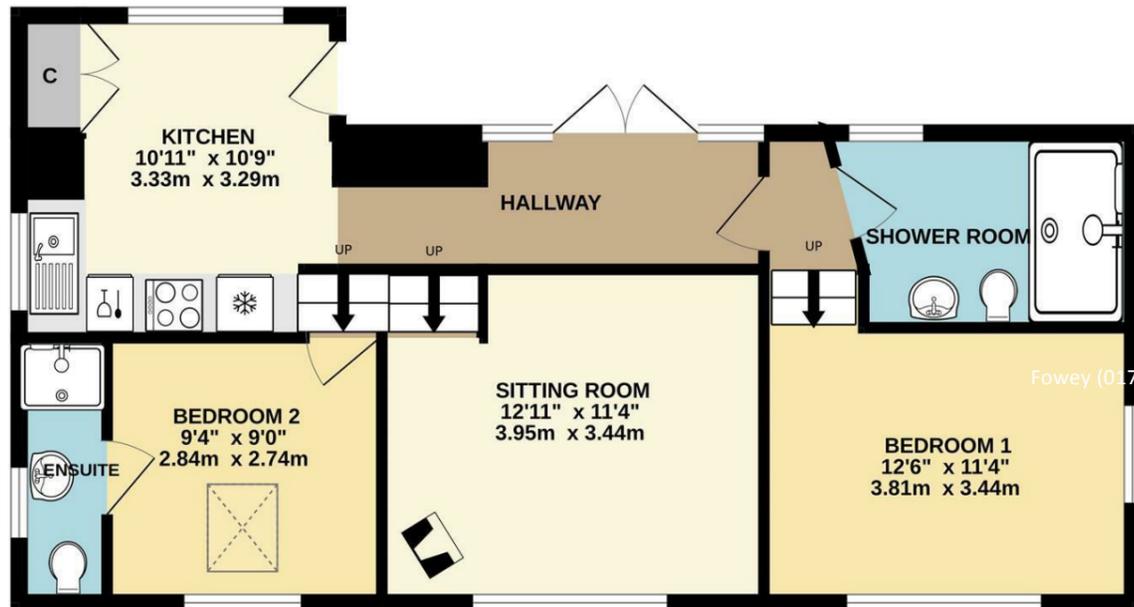




**CASTLE GREEN COTTAGE, WEST STREET,  
POLRUAN, PL23 1PL  
GUIDE PRICE £425,000**

**GROUND FLOOR**  
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 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 STYLISH 2 BEDROOM PROPERTY SITUATED CLOSE TO THE WATER WITH WATER ACCESS AND AND A FRAPE (UNDER LICENCE FROM HARBOUR COMMISSION). LOVELY TERRACED GARDEN WHICH ATTRACTS SUN ALL DAY. CURRENTLY A SUCCESSFUL HOLIDAY LET. PLEASE ASK FOR FURTHER INFORMATION**

**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.





Castle Green Cottage, West Street, Polruan, Cornwall, 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 lovely property, situated in a sought after location off West Street and close to the Polruan block house. With contemporary styled accommodation, the cottage has lovely views from both the living area and bedrooms. A well appointed kitchen/dining room overlooks the beautifully styled garden, which has the benefit of a summerhouse in the top corner, an ideal spot to watch the comings and goings of the harbour.

Originating from the early 1800's, the property has undergone a number of changes over the years and has now been upgraded by the current owner, with great attention to detail. This lovely cottage would make a fabulous second home or continue as a holiday let. The vendors are selling chain free.

Accessed via shared steps from West Street, a wooden gate opens to the attractive garden and a door opens to the well appointed kitchen with large window and dining area overlooking the garden. This light and airy room has a further window to the side elevation and useful cupboard for storage. A hallway, with double doors opening out onto the garden area, leads through to the rest of the property. Steps lead up to the spacious sitting room with large picture window looking out to the harbour and wonderful water views. There is a wood burner for those chillier Winter evenings and high ceilings compliment the feeling of space, throughout the majority of the property.



Steps also lead to the second of the bedrooms, configured as a twin room and with views to the water. There is a door leading to the en-suite shower room.

From the hallway a door opens to the spacious principal bedroom with large window offering views to the water. It also benefits from an en-suite shower room.

**Outside**  
 The terraced garden offers various areas to sit out and enjoy the sun, and the higher you go the better the water views get! With built in timber seating and paved areas for table and chairs, at the highest point, there is a summerhouse. An ideal spot to watch the activities on the water. There is timber balustrade fencing and borders are planted with interesting plants and shrubs.

The property benefits from shared access down neighbouring steps where there is access to the water. A frappe is held on license from the Harbour Commissioners. Please ask for further details.

**EPC Rating - D**  
**Council Tax Band - A**  
**Tenure - Leasehold**  
 Held on 999 year lease with 990 years remaining. Ground Rent £20 pa. Maintenance and repair of shared passageway and steps 50%, as required.

**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](mailto:info@maywhetter.co.uk)

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