

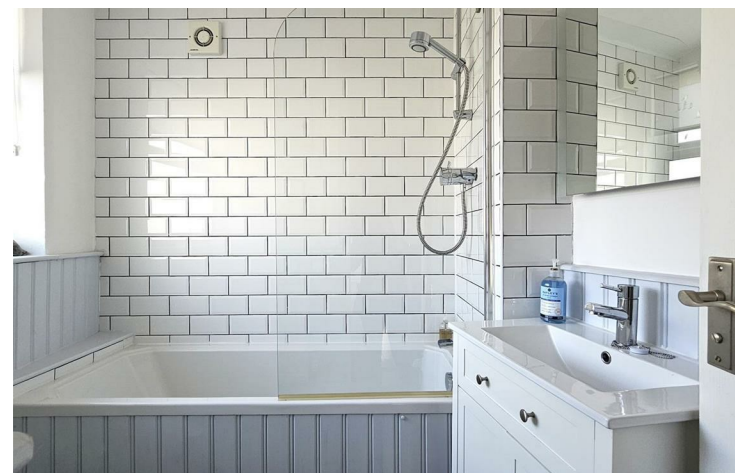


MAY WHETTER & GROSE

TREBANT COTTAGE, FORE STREET, POLRUAN, PL23 1PQ GUIDE PRICE £350,000



TOTAL FLOOR AREA : 885 sq.ft. (82.2 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 BEAUTIFUL, CHARMING THREE BEDROOM COTTAGE IN THE HEART OF POLRUAN. REAR GARDEN WITH ESTUARY VIEWS, BASEMENT STORAGE AND WORKSHOP. BEING SOLD FULLY FURNISHED WITH VACANT POSSESSION, THIS PROPERTY IS AN EXCELLENT HOLIDAY LET OR HOME.

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Trebant Cottage, 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).

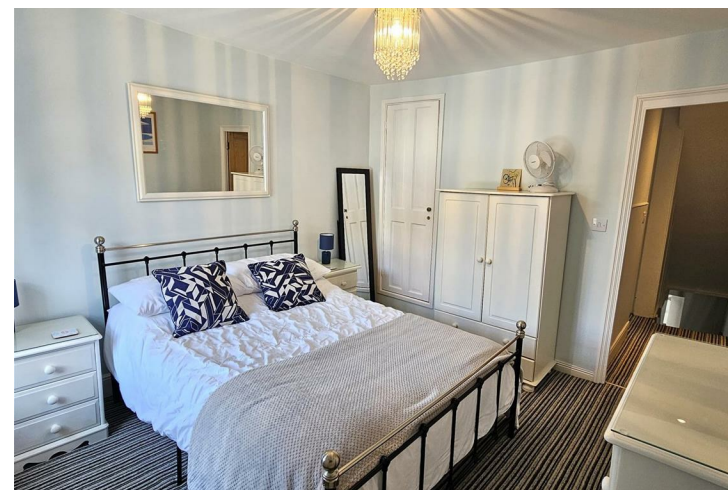
Conveniently located within a short walk to the harbour, beach shops, cafes, and pubs, Trebant Cottage is found set back, nestling in a row of charming traditional Cornish cottages. Stone steps lead up to a useful front patio, perfect for enjoying morning coffee in the sunshine.

THE PROPERTY

A beautifully well presented, character cottage, where first impressions count, Trebant Cottage will not disappoint!

An open plan living/dining room provides plenty of space to relax and dine with an ornate fireplace adding period charm. From here a door opens into the kitchen which is light, bright and modern with base and wall storage units, washing machine, dishwasher, wine cooler and electric oven with induction hob.

Steps lead up to the white tiled, stylish bathroom which comprises bath with electric shower over, wash hand basin with vanity cupboard and WC. In between the kitchen and bathroom are two very useful storage cupboards, one housing the oil fired boiler. A door from the kitchen leads out to the rear garden.



Stairs rise from the living room to the first floor which has a double bedroom, single bedroom and shower room. The double bedroom looks over Fore Street and has a built in storage cupboard. The single bedroom would also make a great office/study and has views over the rear garden. Stairs rise to the second floor. A shower room has a large shower cubicle with rain shower head, WC, wash hand basin and heated electric towel rail.

On the second floor, is a very attractive and impressive principal bedroom boasting an en suite area with freestanding bath, WC, wash hand basin and heated towel rail. Views can be enjoyed over the garden, Polruan and the Fowey estuary.

OUTSIDE

Trebant Cottage boasts a fabulous, private garden (via a shared path) with a patio area and a raised deck where views of the Fowey estuary can be enjoyed - ideal for al fresco dining. A summer house offers storage for garden furniture and tools.

There is also a very useful basement workshop/games room/storeroom (5m x 3.2m approx) with a second external store cupboard for DIY and garden paraphernalia. This area is located under the neighbouring property.

AGENTS NOTES

The property is being sold fully furnished and is included in the price.

EPC RATING - E

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.
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