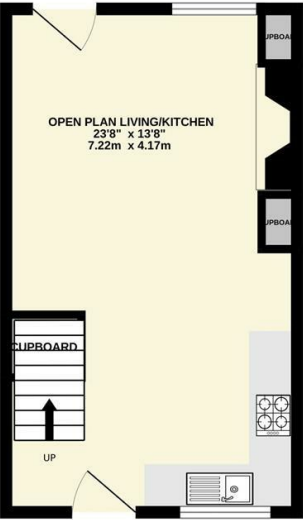




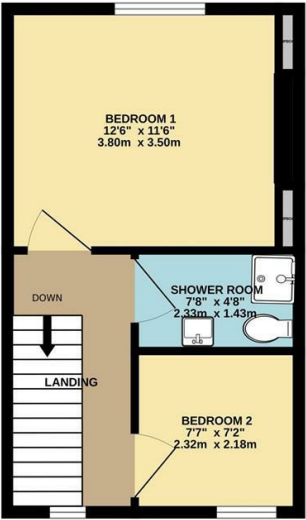
FERRY VIEW, 2 EAST HILL,
POLRUAN, PL23 1PB
GUIDE PRICE £315,000



GROUND FLOOR
314 sq.ft. (29.2 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.6 sq.m.) approx.



2ND FLOOR
218 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 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 CHARMING, WELL PRESENTED PERIOD COTTAGE, WITH FABULOUS DUAL ASPECT VIEWS OVER THE ESTUARY, VILLAGE OF POLRUAN AND FOWEY FROM THE TOP FLOOR. TWO BEDROOMS, OPEN PLAN LIVING ROOM, PATIO, SITTING OUT AREA AND CLOSE TO ALL VILLAGE AMENITIES. SELLING CHAIN FREE.



Ferry View, 2 East Hill, Polruan, Cornwall, PL23 1PB

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).

Pedestrian access only via East Street or Chapel Lane, East Hill is at the start of the famous and much enjoyed Hall Walk. The property is tucked away just a short stroll from all the local amenities, including the village beach, harbour, pubs and shop.

THE PROPERTY

The front door opens into an open-plan living area oozing character and charm. A wood burner nestled into an exposed stone chimney breast is a focal point of the sitting area. There is space for a table and chairs.

The stunning kitchen, newly fitted by the current owners, is bespoke and hand built by local company Cornish Cabinet and Joinery. It has been thoughtfully and sympathetically designed to be in keeping with the traditional feel of the cottage, yet cater for modern needs. Comprising hand crafted base and wall units, with white Silestone worktops, an electric range oven with induction hob, dishwasher, fridge and Belfast sink. Stairs rise to the first floor and a door gives access to the rear courtyard



On the first floor, a large double bedroom has fitted wardrobes to either side of the bed and a window giving a glimpse of the harbour. Also on this level is a single bedroom (currently housing bunkbeds) which looks over the courtyard as well as a smart, modern shower room.

Stairs rise again to a lovely light sitting room where you can enjoy, from two large dormer windows, dual aspect views of the estuary from the comfort of deep window seats. Where better to relax and watch the world go by on the Fowey Estuary?

OUTSIDE

The property benefits from not only its own courtyard, but also shares a raised sitting area with the neighbour next door. This is accessed off East Street. In the property's courtyard is an outbuilding that is ideal for housing an upright fridge freezer and washing machine, along with water sports equipment.

AGENTS NOTES

The property is currently a second home but has, in the past, been a successful holiday let.

EPC RATING - E

COUNCIL TAX BAND - C

TENURE - FREEHOLD

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

Services

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

Local Authority

Cornwall Council