STAGS

# The Bound House

The Bound House, 1 St. Saviours Terrace, Polruan, Fowey, Cornwall, PL23 1PZ

Harbour 0.4 miles - A38 13.6 miles - Plymouth 35.7 miles

## A charming coastal cottage with fabulous views over the village and estuary beyond.

- Fantastic Waterside Views
- 3 Bedrooms
- Excellent Village Position
- Planning Permission to Extend
- Garden & Summer House
- Off Road Parking
- Council Tax Band: D
- Freehold

## Offers In Excess Of £375,000

### SITUATION

The property enjoys an elevated position within the coastal village of Polruan, to the east side of the Fowey estuary on the beautiful South East Cornwall Heritage coastline. This charming and relaxed village remains untroubled by the frenetic bustle of its neighbour, Fowey, which is linked by a regular ferry service. The waters of the estuary are renowned with deep-water moorings and some of the finest sailing waters in the country. Close to the property is access to the South West Coast Path with beautiful unspoilt walks along the coastline in both directions. The village enjoys a strong community spirit, two public houses, local shop, village primary school and post office.

### DESCRIPTION

A charming semi-detached, 3 bedroom cottage occupying an elevated position within the village and enjoys far reaching views across to Fowey.
The current owners have planning permission to extend the property with an extension to the rear and front to create an impressive kitchen/dining room, larger third bedroom and additional ensuite - Planning Reference: PA23/06416.

### ACCOMMODATION

Front door leads into the entrance porch which in turn leads into the dining room with an aspect to the front, stairs leading to the first floor and a doorway through into the kitchen.
The kitchen comprises a range of base units and drawers with a work surface over, inset sink, space for appliances, space for a cooker with an extractor hood over and access into the rear porch with further space for appliances and access to the garden.
The ground floor is completed by a double bedroom with an aspect to the front and an ensuite shower room with a WC.
The first floor offers a spacious sitting room with views out over the village and estuary, two further bedrooms and a bathroom with a bath, WC and a wash hand basin.

### OUTSIDE

To the front the property benefits from off road parking with the front garden boasting a variety of mature shrubs.
Access down the side of the property leads to the rear garden which is laid with gravel and accommodates a timber shed, providing useful outside storage, there is a right of access across to the neighbouring property.
Steps from the front also lead up to a summer house with power and light, which enjoys an elevated position above the main house with an area suitable for al fresco dinning and enjoying the fabulous views the property has to offer.

### SERVICES

Mains electricity, water and drainage. Oil fired central heating. Broadband availability: Superfast and Standard ADSL, Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services

### VIEWINGS

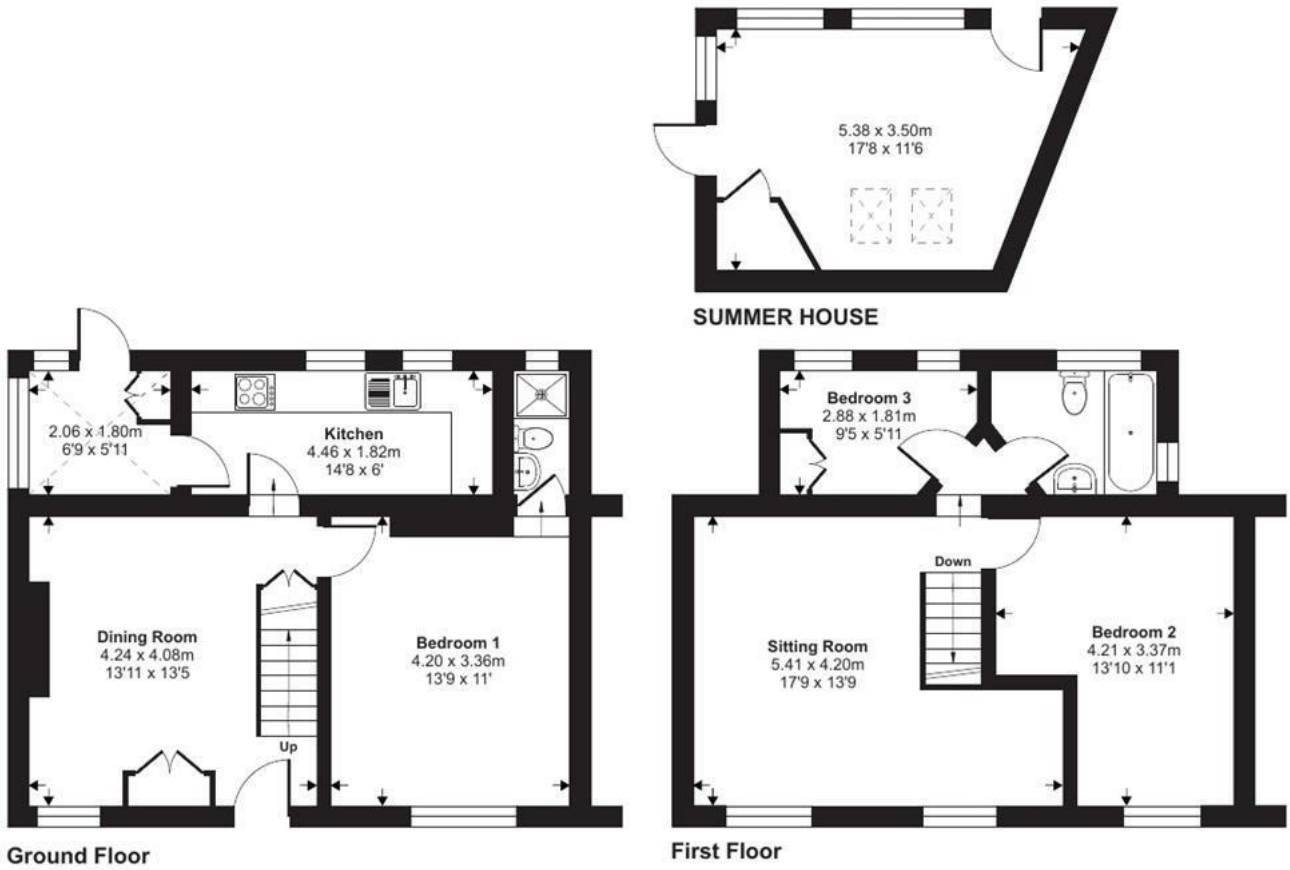
Strictly by appointment with the vendor's appointed agents, Stags.

### DIRECTIONS

From Polruan Hill Car Park, walk out of the entrance to the car park and on the other side of the road you will see a pedestrian pathway leading down the hill. Follow the path and the property is the first on your left as you reach the end of the path.

What3words.com:
///tungsten.ventures.presses

Approximate Area = 1008 sq ft / 93.6 sq m
Summer House = 176 sq ft / 16.3 sq m
Total = 1184 sq ft / 109.9 sq m
For identification only - Not to scale




Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1159754

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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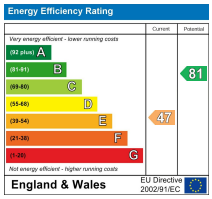


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