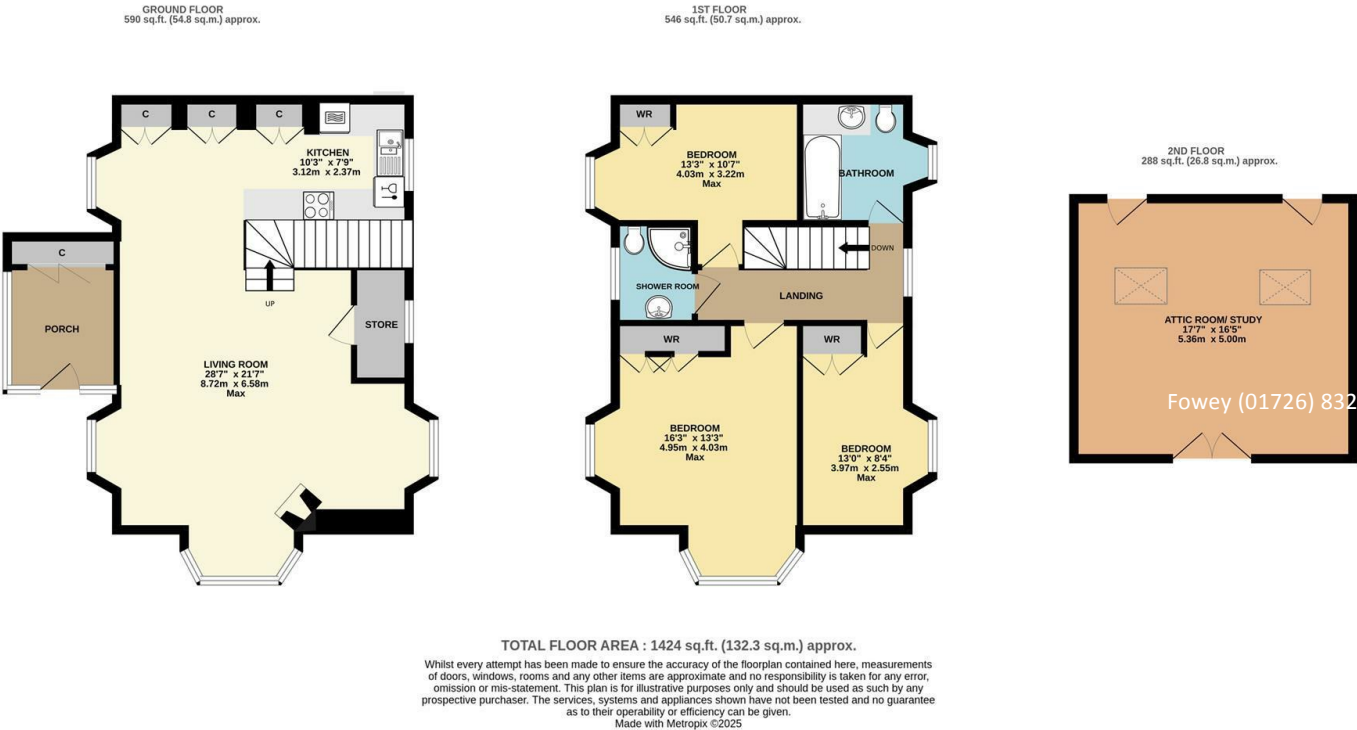




CASTLE POINT WEST STREET,
POLRUAN, PL23 1PL
GUIDE PRICE £995,000



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.



A BEAUTIFUL PROPERTY WITH STUNNING HARBOUR VIEWS FROM BOTH THE HOUSE AND TERRACES. FULL OF CHARACTER, THIS LOVELY HOME HAS BEEN UPGRADED BY THE CURRENT OWNERS AND PROVIDES FLEXIBLE ACCOMMODATION OVER 3 FLOORS. BENEFIT OF GARAGE PARKING NEARBY IN HOCKENS LANE AND ACCESS TO THE WATER AND FRAPE, VIA A NEIGHBOURING PASSAGEWAY.



Castle Point West Street, Polruan, PL23 1PL

Polruan
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
Offered to the market for the first time in many years, this lovely period property has stunning views of the harbour and across to Fowey. With extensive terraces providing a number of areas to enjoy the outdoors, the house also offers spacious accommodation in a quiet area of this waterside village.

Built circa 1710, with stone walls and slate roof, the property is situated in an elevated and imposing position close to Polruan Castle. The house was fully renovated in 2008 and is being sold with the unusual benefit of a garage located in Hockens lane which is just a short walk from the property. There is also pedestrian access to the water over a neighbouring passageway with permissions for a frape (subject to Harbour Commission licence).

Accessed directly from West Street, a substantial wooden gate opens to a paved terrace which runs along the rear of the house. Bordered by a glass and chrome balustrade, the terrace offers the most amazing views over the harbour and across to Fowey and attracts sun all day.

Steps lead up to the porch with attractive slate floor and a number of useful storage cupboards. A further glazed door leads into the lovely, spacious living area with attractive wooden floor throughout. The sitting room has a large bay window with window seat to take in the views. Further windows provide plenty of light making this a gorgeous living space. A contemporary style wood burner is positioned to benefit both the sitting room and dining area, where there is space for sizeable dining table and chairs. There are a number of original features including charming storage cupboards built either side of the chimney breast.

The kitchen is located off the dining area and is well appointed with a range of base and wall units and ample marble work surface over. A window to one wall provides natural light. There is an integral oven with comb oven over, 4 ring halogen hob and integrated dishwasher .



From the sitting room, stairs rise to the first floor landing with further stairs leading to the second floor.

The elegant principal bedroom has a lovely bay window with further window to the side elevation. The window seat offers fabulous views to the harbour and to the village.

A further double room is an ideal guest room with bay window. A spacious single bedroom also has a bay window with views and could double up as a study if desired.

There is a family bathroom with panelled bath and shower over, WC and wash basin, and a separate shower room with shower cubicle, WC and wash basin. The second floor benefits from an attic room with Velux windows. This room has been used as a bedroom for grandchildren, along with a playroom, and a study - just to show how versatile a room it is. There is very useful eaves storage.

Outside
The property is accessed via a wooden gate from West Street, which opens to a large paved terrace offering lovely harbour views. The terrace is bordered by a glass and chrome balustrade and steps lead down to a further decked area, an ideal spot for sunbathing. From the decked area a path leads to a large storage area (situated under the upper terrace), which is a very useful storage area for boating paraphernalia, BBQ etc.

There is an additional access from West Street via a right of way over a neighbouring property.

A garage is located off Hockens Lane with garaged parking for one vehicle. There is also space for a vehicle to be parked in front of the garage.

There is a right of way of a neighbours passageway providing access to the water and permission for a frape. Please ask for further details...

Council Tax Band E

EPC Rating - E

Freehold

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.
Tel: 01726 832299 Email: info@maywhetter.co.uk