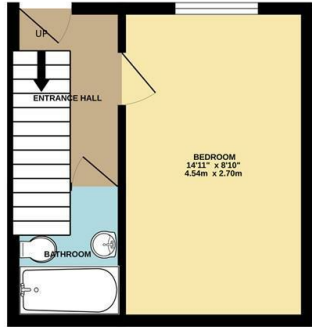


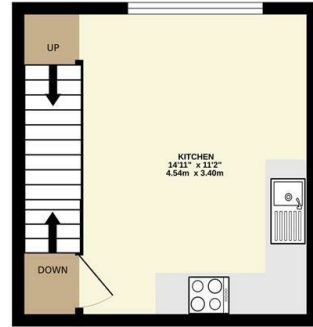


**MIDSHIPS 2 NEW QUAY TERRACE,
POLRUAN, PL23 1PE
GUIDE PRICE £375,000**

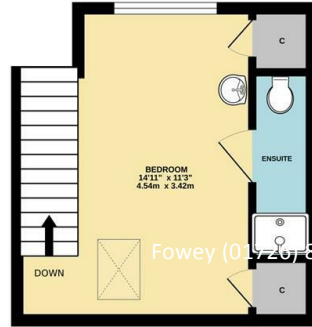
GROUND FLOOR
209 sq.ft. (19.4 sq.m.) approx.



1ST FLOOR
210 sq.ft. (19.5 sq.m.) approx.



2ND FLOOR
201 sq.ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 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 DELIGHTFUL TWO BEDROOM, MID-TERRACE COTTAGE LOCATED IN THE HEART OF POLRUAN. IN IMMACULATE CONDITION AND BOASTING FANTASTIC, PANORAMIC VIEWS OVER THE VILLAGE, ON TO THE ESTUARY AND FOWEY. CURRENTLY A SUCCESSFUL HOLIDAY LET. **NO ONWARD CHAIN**

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.



Midships 2 New Quay Terrace, Polruan, Cornwall, PL23 1PE

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
 A delightful mid-terraced cottage situated in an off road, elevated position. Accessed via a path and steps from the end of East Street, giving a quick route down to the harbour, pubs and all the local amenities. Or from a shared pathway along the front of New Quay Terrace to Chapel Lane.

A front door opens into a welcoming slate tiled hallway with doors leading into a twin bedroom and bathroom. Stairs rise up to the first floor.

The generous ground floor twin bedroom looks out towards the estuary and across to Fowey. It benefits from built-in head height storage cupboards and has plenty of space for a wardrobe.

The bathroom comprises of a bath with shower over, a WC and wash basin. Space under the stairs has been cleverly utilised to house the washing machine.

Stairs rise up to the first floor.

Wow! is the initial response when entering this opening plan living area. Large windows give access to a fabulous panoramic view over the village of Polruan, the estuary and Fowey, you definitely know you are in Cornwall in this cottage! A well designed kitchen, provides space for a dishwasher and has an integral fridge, electric oven and hob. head height cupboards provide handy storage space.

Stairs rise up to the second floor.



A double bedroom enjoys the same amazing views as the living area. An incredible sight to wake up to, watching all the activities on the estuary and at night, seeing Polruan and Fowey lit up, magical!

The double bedroom has an en suite shower room with shower cubicle and WC. A wash hand basin is situated in the bedroom. There is also a cupboard housing the hot water tank.

OUTSIDE
 The cottage has a small area just outside the front door that can accommodate a table and chair set. The perfect place to sit, relax and take in the view. There is also the benefit of a storage outbuilding which is handy to store water and beach paraphilia.

The current owners have put their heart into creating this perfectly formed, two bedroom cottage which is a successful holiday let with often returning guests. It would also make an ideal second home or main home.

The furniture and fittings are available via separate negotiations.

EPC RATING E
COUNCIL TAX BAND - Non domestic rate

TENURE FREEHOLD
Local Authority
 Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR

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.