



**LANTERN COTTAGE FORE STREET,
POLRUAN, PL23 1PQ
GUIDE PRICE £345,000**

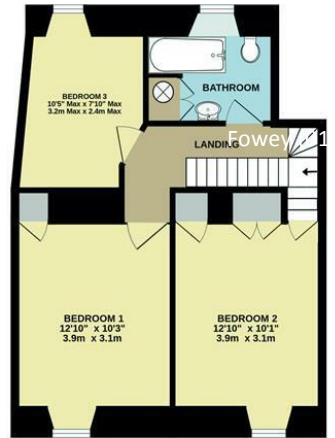


A SPACIOUS 3 BEDROOM COTTAGE LOCATED IN THE CENTRE OF THE TOWN WITH LARGE GARDEN TO THE REAR AND CELLAR/WORKSHOP UNDERNEATH THE PROPERTY. NO ONWARD CHAIN.

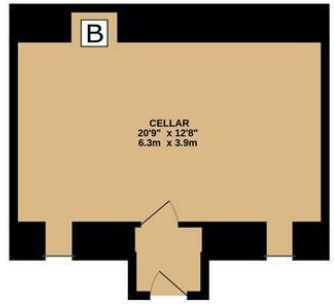
GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



BASEMENT
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 1556 sq.ft. (144.6 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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Lantern 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).

The Property

Located just steps from the town quay, this spacious cottage offers spacious accommodation with a generous and enclosed garden to the rear of the property.

The cottage has been a much loved home over a number of years and has been well maintained by the owner. It is ready for a new owner to put their stamp on the property with the possibility of extension into the large area (subject to necessary permissions).

Accommodation

Steps lead up from Fore Street to the front door which opens to a useful porch with door to the sitting room. With two windows overlooking Fore Street, allowing plenty of light through, this generous sized room has a wood effect laminate floor, beamed ceiling and a door leads to the kitchen/dining room.

The kitchen has a range of base and wall units with work surface over. A window looks to the rear courtyard and there is a useful cupboard for storage. The dining area has space for table and chairs and a door opens to the paved rear courtyard. Beamed ceilings



Stairs lead to the first floor landing.

Bedroom one is a generous sized room with window to the front elevation. There is a further large bedroom with window to Fore Street and a third bedroom/study with window to the rear elevation.

The bathroom has WC, wash basin and panelled bath with shower attachment over. There is a window to the rear elevation and airing cupboard.

The attic is of a size which would be prime to extend accommodation with the right permissions.

Outside

Underneath the property, there is a large cellar/workshop, a very useful space for storage.

To the rear of the property and accessed from the kitchen/dining room, there is a paved courtyard and a number of outhouses with plumbing for washing machine and outside WC. A path leads to the garden which is laid to lawn with a number of mature trees and shrubs. The area is enclosed by walling and mature hedging/fencing.

Council Tax Band - D

EPC Rating - C

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. There is oil central heating.

Local Authority

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR