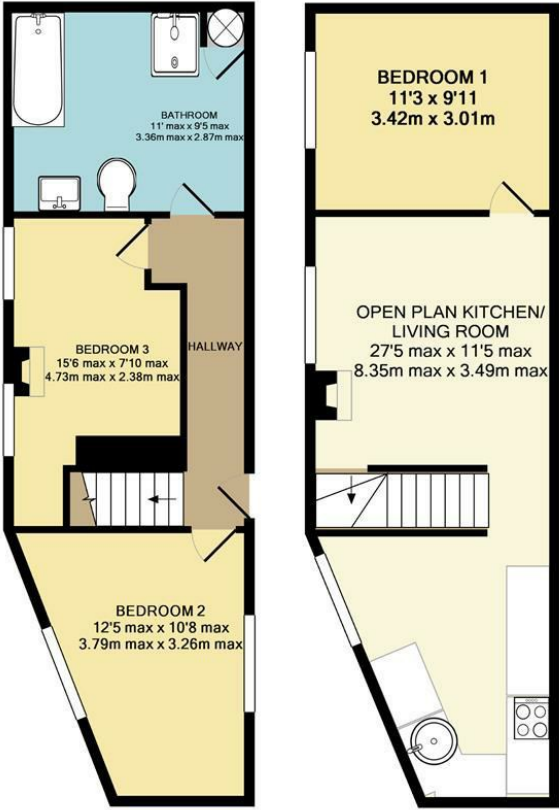




IVY COTTAGE CHAPEL LANE,  
POLRUAN, PL23 1PG  
GUIDE PRICE £380,000



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 CHARACTER COTTAGE WITH BEAUTIFUL ELEVATED VIEWS OVER THE ESTUARY, FOWEY AND POLRUAN FROM THE GARDEN. 3 BEDROOMS, OPEN PLAN LIVING AREA, LARGE GARDEN WITH DECKING. SELLING CHAIN FREE!**

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Ivy Cottage Chapel Lane, Polruan, Cornwall, PL23 1PG

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 & LostwithielM.

Tucked away in a quiet, private location and within a short stroll to the harbour and amenities, Chapel Lane is very narrow and not suitable for most vehicles.

THE PROPERTY

Ivy Cottage is a delightful period cottage full of character and charm. The cottage boasts amazing elevated views over the estuary to Fowey and Polruan from the extensive garden and decking. Reverse layout accommodation with two double bedrooms and bathroom on the ground floor, and an open-plan living area and double bedroom on the first floor.

The entrance hall has space to store coats and shoes, and gives access to two double bedrooms. The spacious, modern bathroom comprises a bath, a separate shower, a WC and a heated towel rail.

Bedroom 2 has dual aspect windows, making it light and bright, and enjoys a view of the Fowey estuary between the houses. Bedroom 3 features an old chimney breast, adding character, and windows with a glimpse of the estuary.



Stairs rise up to the open-plan living area, which feels warm and welcoming. A woodburner provides the perfect focal point to the sitting area and keeps the cottage warm and cosy on the cooler nights. The stairs act as a natural room divider between the sitting area and the kitchen/dining room. The Shaker-style kitchen has an integral electric oven and hob, and a fridge. A window in the kitchen/dining area looks out toward Fowey and the estuary.

A spacious double bedroom comes off the sitting room and has glimpses of the estuary.

Outside

From the blue door, a path leads to a very useful store room which has plumbing for a washing machine and space for white goods.

Steps lead up to give access to Albany House and carry on to the front door of Ivy. From here, further steps lead up to the large decking area, which comfortably accommodates garden furniture and is the perfect place for al fresco dining and socialising. Views from here span over Polruan village, the beautiful estuary, and Fowey.

Beyond the decking are further lawned gardens with mature shrubs and incredible panoramic views.

TENURE - FREEHOLD

EPC RATING - E

BUSINESS RATES

Services

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

Local Authority

Cornwall Council.

Viewing

Strictly by appointment with the Sole Agents: May, Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall. PL23 1AH Tel: 01726 832299. Fax: 01726 832866