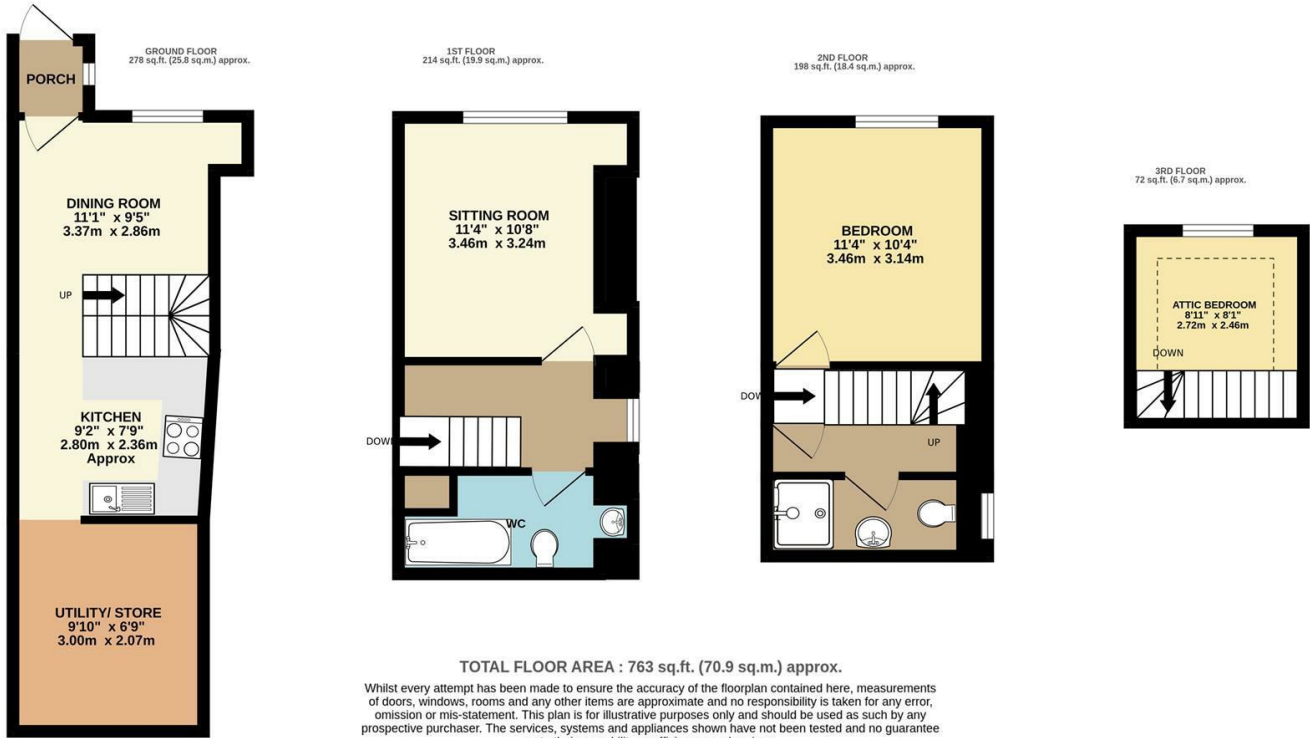




**HARBOUR COTTAGE, 14 THE QUAY,  
POLRUAN, PL23 1PA  
GUIDE PRICE £250,000**



**A TWO BEDROOM SEMI-DETACHED COTTAGE TUCKED AWAY ON POLRUAN QUAY ENJOYING FANTASTIC ESTUARY VIEWS FROM BOTH BEDROOMS AND SITTING ROOM. VACANT POSSESSION, NO ONWARD CHAIN. BEING SOLD FULLY FURNISHED.**

**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.



Harbour Cottage, 14 The Quay, Polruan, Cornwall, PL23 1PA

**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).

Harbour Cottage enjoys a quiet hidden away location on Polruan Quay. Within a stones throw of all the local village amenities and the town beach, this property really is at the heart of it all!

**ACCOMMODATION**

Either approaching from the Quay or down Betty Woon steps, a front door opens into a porch with space to hang coats and place shoes. A door opens into the dining room/kitchen which is divided by stairs rising to the first floor. The kitchen has ample wall and base units and an integral electric oven and hob.

Off the kitchen is a useful utility/store room which has plumbing for a washing machine and space for a fridge and freezer. There is also a storage cupboard.



The sitting room and bathroom are located on the first floor.

The sitting room is a light bright room with decorative fire place and enjoys fabulous views over the roof tops to the estuary and Fowey beyond. The bathroom comprises of a bath with electric shower over, WC and wash basin. Storage cupboards house the hot water tank.

Stairs continue up to the second floor with the spacious principal bedroom benefitting from elevated estuary and Fowey views. At the top of the stairs a door opens onto the landing which gives access to a modern shower room with WC and wash basin. Further stairs rise to the attic bedroom which does have restrictive head height. A large Velux window boast further elevated golorious views. There is also a large, very useful storage cupboard.

This charming cottage has great potential but does require some works to modernise.

**AGENTS NOTE**

This property has partial flying freehold which means the neighbours property flies over part of the utility room. If in need of finance you will need to check with your lender to see if viable.

**TENURE FREEHOLD**

**COUNCIL TAX BAND C**

**EPC RATING F**

**Local Authority**

Cornwall Council

**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