

1 PROVIDENCE PLACE

P O L R U A N



THE PROPERTY SHOP




Polruan
£475,000
GUIDE PRICE

1 Providence Place, Polruan



FOR SALE

PROPERTY TYPE

 End of Terrace


BEDROOMS

 4

BATHROOMS

 2

LOCATION

 Polruan, Fowey

EPC RATING

 F

- BEAUTIFUL RIVER VIEWS
- SPACIOUS FRONT COURTYARD
- REAR GARDEN WITH SHED
- SPACIOUS KITCHEN WITH AGA
- LARGE LIVING ROOM

- DINING ROOM
- THREE DOUBLE BEDROOMS
- ONE SINGLE BEDROOM
- ONE FAMILY BATHROOM
- ONE SHOWER ROOM









1 PROVIDENCE PLACE

Set across three impressively spacious floors, this beautifully maintained terraced home enjoys exceptional river views and offers versatile accommodation throughout. With four well-sized bedrooms, light-filled living spaces, and appealing outdoor areas, 1 Providence Place is a rare and compelling opportunity.

The property is entered via a generous, well-fitted kitchen, creating a practical and welcoming first impression. From here, the hallway flows into an elegant dining room, ideal for hosting family and friends, and onward to a substantial living room where large windows frame stunning views across the river. A convenient ground-floor WC further enhances the functionality of the home.

The first floor provides excellent flexibility, featuring a large family bathroom, a separate shower room, and three bedrooms. Two of the bedrooms are doubles—one benefiting from outstanding river views—while the third is a well-proportioned single, making the layout ideal for family living or visiting guests.

Occupying the top floor is a bright and spacious double bedroom, perfect for use as a principal suite, guest room, or home office, offering a peaceful retreat away from the main living areas.

Outside, the property continues to impress with a generous courtyard that makes the most of its picturesque setting. To the rear, a charming garden provides a quiet space to relax, complete with a useful storage shed. A rear patio area enjoys the benefit of afternoon sunshine, creating an ideal spot for outdoor dining or unwinding at the end of the day.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Schools: Polruan Primary School, Fowey Primary School Fowey River Academy

Transport Links: The Polruan Ferry, which crosses the river to and from Fowey every 15 minutes and operates every day of the year. A local bus service which operates on different times during season

Viewing: Strictly by appointment.

Directions: Sat Nav PL23 1PU

What3Words: [///covenants.cakewalk.ozone](https://www.what3words.com/#!/covenants.cakewalk.ozone)

Local authority: Cornwall Council

Council Band: D

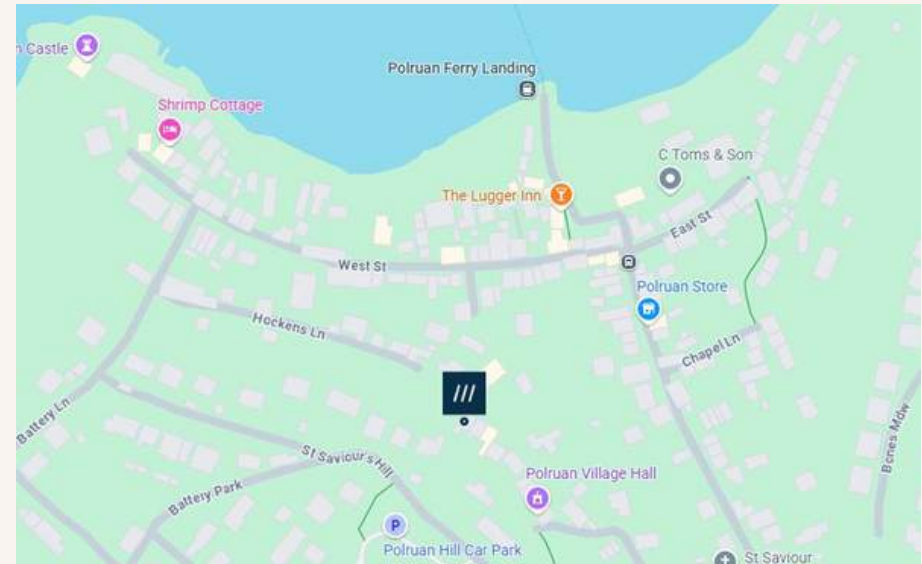
Tenure: Freehold

Services:

Heating – Electric

Sewerage – Mains

Water - Mains



VIEW PROPERTY ONLINE



TO FIND OUT MORE

Fowey Office
5 Trafalgar Square, Fowey,
PL23 1AZ
Tel: 01726 217 888

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