

65 FORE STREET

POLRUAN






POLRUAN  
PRICE  
£269,995

65 Fore Street

# FOR SALE

PROPERTY TYPE

 Terrace

BEDROOMS

 2

BATHROOMS

 1

LOCATION

 Polruan

EPC RATING

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- Beautifully Presented Two Bedroom Terraced Cottage
- Elevated Position Within The Sought-After Village Of Polruan
- Stunning River Views From The Rear Garden
- Spacious Living Room With Wood-Burning Stove

- Modern Fitted Kitchen With Integrated Appliances
- Contemporary Three-Piece Shower Room
- Generous Enclosed Rear Garden With Decking & Patio
- Ideal For First Time Buyers, Investors & Downsizers





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## 65 FORE STREET

Enjoying elevated views across the River Fowey, this beautifully presented two-bedroom cottage offers charming coastal living in the heart of the highly sought-after village of Polruan. Perfect for first-time buyers, investors, downsizers or those seeking a peaceful Cornish retreat, the property combines character features with modern comforts in an idyllic waterside setting.

The accommodation is bright, welcoming and thoughtfully arranged throughout. The spacious living room is full of character, featuring exposed beams, a charming sash window, a stable door and a cosy wood-burning stove, creating the perfect space to relax and unwind. To the rear, the modern fitted kitchen offers a range of stylish units alongside integrated appliances including an electric oven, hob and slimline dishwasher, as well as a traditional butler sink.

Upstairs, the property continues to impress with two well-proportioned bedrooms and a contemporary three-piece shower room. The rear bedroom enjoys delightful glimpses towards the River Fowey, adding to the home's coastal charm and tranquil atmosphere.

Externally, the enclosed rear garden is a real highlight of the property, offering a generous outdoor space with lawn, patio and raised decking area — ideal for alfresco dining while enjoying the beautiful river views. Situated within easy reach of local amenities including shops, pubs, a primary school, post office and the passenger ferry to Fowey, this delightful cottage offers an exceptional opportunity to enjoy village life within an Area of Outstanding Natural Beauty.



**Schools:** Polruan Primary School, Fowey Pimary School, Fowey Secondary School

**Transport Links:** Polruan is connected to Fowey by a regular passenger ferry. Fowey is only 3 miles from the main London- Penzance main railway line. Nearby links to the motorway system via the A38/A30. Flights to London and other destinations from Newquay

**Viewing:** Strictly by appointment.

**Directions:** Sat Nav PL23 1PH

**What3Words:** ///neatly.fend.straying

**Local authority:** Cornwall Council

**Council Band:** B

**Tenure:** Freehold

**Services:**

Heating – Electric

Electric – Mains

Water - Mains

Sewerage- Mains



VIEW PROPERTY ONLINE



## Ground Floor

256 sq.ft. (23.8 sq.m.) approx.



## First Floor

260 sq.ft. (24.2 sq.m.) approx.



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.



## TO FIND OUT MORE

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5 Trafalgar Square, Fowey,  
PL23 1AZ  
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Lostwithiel Office  
9 Fore Street, Lostwithiel,  
PL22 OBL  
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