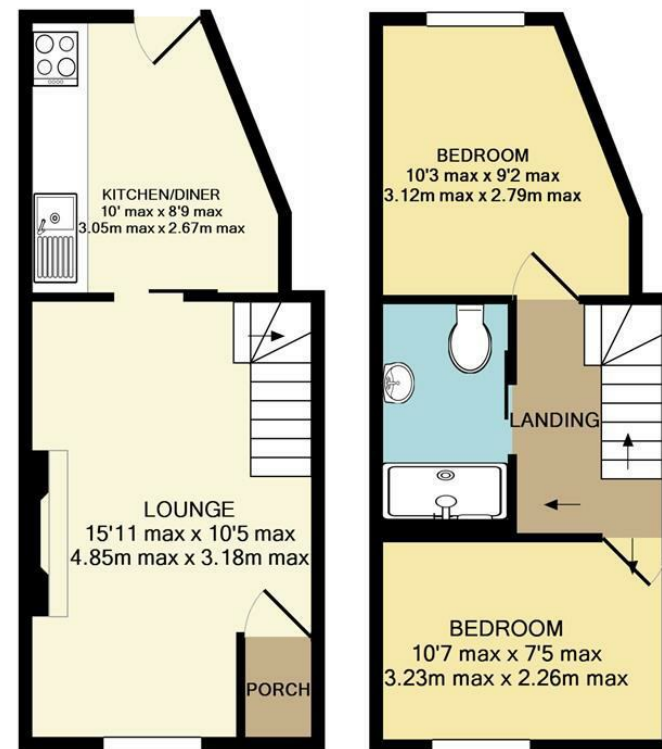


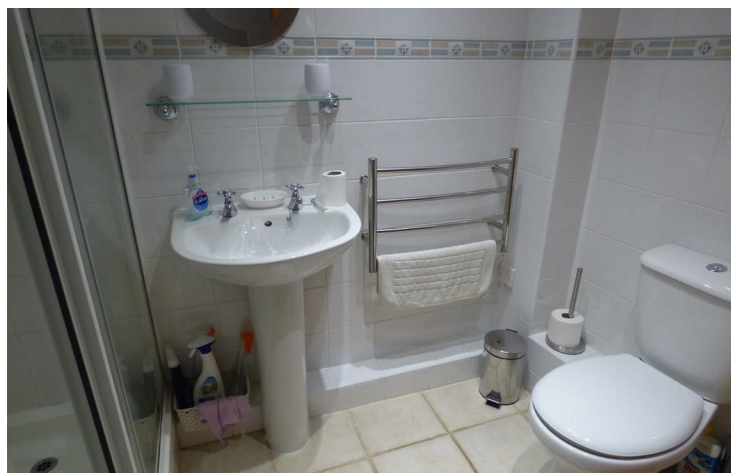
MAY WHETTER & GROSE

RIPPLE COTTAGE, 65 FORE STREET, POLRUAN, PL23 1PH GUIDE PRICE £265,000



TOTAL APPROX. FLOOR AREA 493 SQ.FT. (45.8 SQ.M.)

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 PRETTY PERIOD COTTAGE WITH GOOD SIZED GARDEN TO THE REAR PROVIDING VIEWS OVER THE TOWN AND TO THE HARBOUR.

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.



Ripple Cottage, 65 Fore Street, Polruan, Cornwall, PL23 1PH

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

Situated just a short distance up Fore Street and close to the centre of the village, this charming cottage offers attractive accommodation over two floors. The living accommodation on the ground floor incorporates a Sitting Room with stairs leading to the first floor. A door leads through to the Kitchen/Dining Room, with a door leading to a pathway to the rear of the cottage.

The first floor has two Bedrooms and Shower Room.

The property is used by the current owners as a second home and holiday let - please ask for further information.

www.maywhetter.co.uk



Accommodation comprises:

- Sitting Room
- Kitchen/Dining Room
- Two Bedrooms
- Shower Room
- Attractive Garden
- Holiday Letting History

Outside

The garden is accessed via a shared pathway and opens to an attractive garden. There is an area laid mainly with lawn and there is a useful storage shed. An additional, elevated area is laid with timber decking and affords a lovely view across the roof tops of the village to the harbour with some views to the Estuary.

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.

Local Authority

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

EPC Rating E

(01726) 832299