



GROUND FLOOR
APPROX. FLOOR
AREA 248 SQ.FT.
(23.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 245 SQ.FT.
(22.8 SQ.M.)

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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MAY WHETTER & GROSE

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



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



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.



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