

Townsend

Polruan, Fowey, Cornwall, PL23 1QH

Guide Price £375,000

Bradleys ESTATE AGENTS

BEST ESTATE AGENT GUIDE AWARDS 2025 BEST SALES LARGE AWARDED FOR MARKETING | SERVICE | RESULTS







Description

Nestled in the sought-after coastal village of Polruan, this beautifully appointed three-bedroom, two-bathroom home combines contemporary style with breathtaking sea views. Finished to a high specification throughout, the property benefits from parking and low maintenance garden, providing the perfect lock-up-and-leave retreat in an enviable waterside setting.

A glass-fronted balcony provides the perfect vantage point from which to enjoy the far-reaching coastal views. The property also benefits from oil-fired central heating and double glazing throughout. Available with furnishings by separate negotiation, this is an outstanding turnkey opportunity ready for immediate enjoyment or letting.

Location

Polruan is a charming and unspoilt coastal village situated on the south Cornwall coast, occupying a picturesque position opposite the harbour town of Fowey at the mouth of the River Fowey. Renowned for its narrow winding streets, traditional cottages and strong maritime heritage, the village offers a peaceful yet vibrant community atmosphere. Amenities include a village shop, café, pub and passenger ferry giving regular access to Fowey. Surrounded by spectacular coastline and countryside, with access to the SW Coast Path and nearby beaches, Polruan is a highly sought after destination.





Directions

What3words: ///living.snug.tins

Material Information

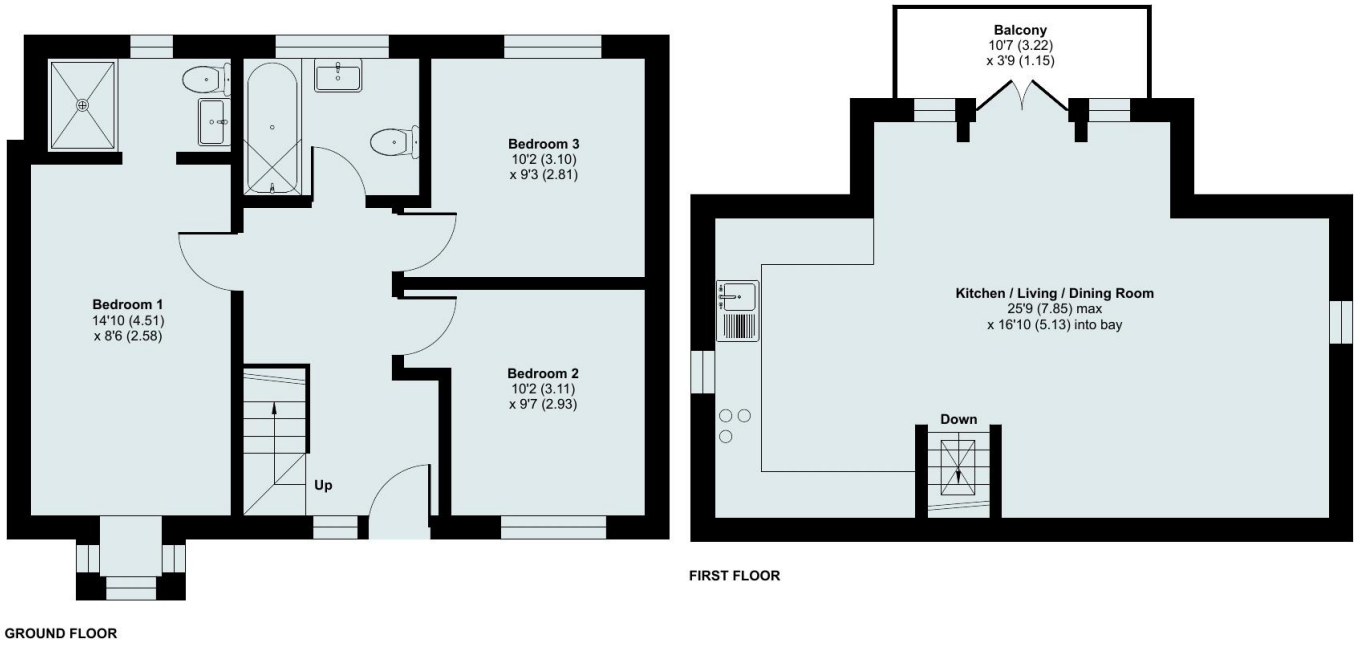
- EPC Rating: C
- Tenure - Freehold
- Local Authority - Cornwall Council
- Council Tax Band - D
- Services - Mains Water, Mains Drainage, Oil Fired Central Heating
- Parking - Private gated drive for 1-2 vehicles
- Restrictions - Restrictive covenant that the property cannot be used for trade, business, school, hospital, public institution, charity, tea garden or places of worship. For further information please contact agent.



Old Fire Station Townsend, Polruan, Fowey, PL23

Approximate Area = 878 sq ft / 81.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Bradleys. REF: 1458988

Property Fact Sheet Ref:
CSD261636.1 (10/06/2026-KR)

Bradleys Estate Agents
Fore Street, East Looe, Cornwall, PL13 1AD
Tel. **01503 264888**
Email. **looe@beagroup.co.uk**

IMPORTANT PLEASE READ: These sales details are a guide only and all plans and measurements are approximate. We recommend a thorough viewing of the property before making an offer. If there is any feature about a property that is important to you, please make an enquiry with our local branch before committing to a buying decision. These sales details do not constitute a contract of sale. Bradleys E. A are obliged by law to carry out AML due diligence with any buyer prior to instructing a sale and there will be a charge to the buyer(s) for this. No apparatus, fixtures/fittings or services have been tested, and these details do not constitute a survey or otherwise.