

1 PROVIDENCE PLACE



4



2



2

Polruan, PL23 1PU

Guide Price: £475,000



5 Trafalgar Square, Fowey,
PL23 1AZ
01726 217 888


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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This beautifully presented terraced house enjoys stunning river views and is arranged across three generously proportioned floors. Offering four spacious bedrooms, bright and versatile living areas, and charming outdoor spaces, 1 Providence Place represents a rare opportunity not to miss.

Upon entering the property, you are welcomed by a spacious, well-appointed kitchen. The hallway leads through to a well-presented dining room, perfect for entertaining, and a generously sized living room that captures breathtaking views of the river. The property also benefits from a downstairs W/C.

The first floor hosts a large family bathroom, a separate shower room, and three bedrooms—two doubles (one with exceptional river views) and a comfortable single room, offering flexible accommodation for families or guests.

On the second floor, you'll find a bright and expansive double bedroom, ideal as a principal suite, guest accommodation, or home office.

Externally, the property boasts a generous courtyard that beautifully frames the scenic surroundings. To the rear, a small garden offers a peaceful retreat, complete with a practical shed for additional storage. To the rear of the property is a patio area which benefits from the afternoon sun.



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



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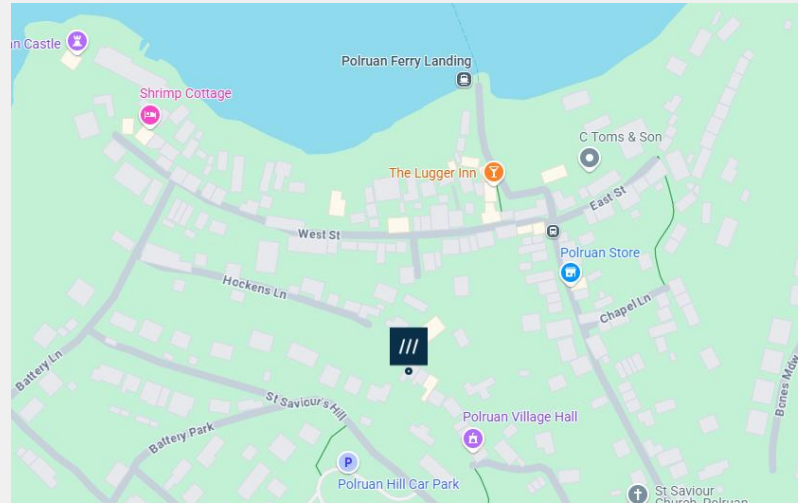
KEY FEATURES:

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

LOCAL AUTHORITY: Cornwall Council

COUNCIL BAND: D

TENURE: Freehold



what3words: ///covenants.cakewalk.ozone



SERVICES:

Heating – Electric

Water – Mains

Sewerage – Mains

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

EPC TBC

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