

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.



THE PROPERTY SHOP

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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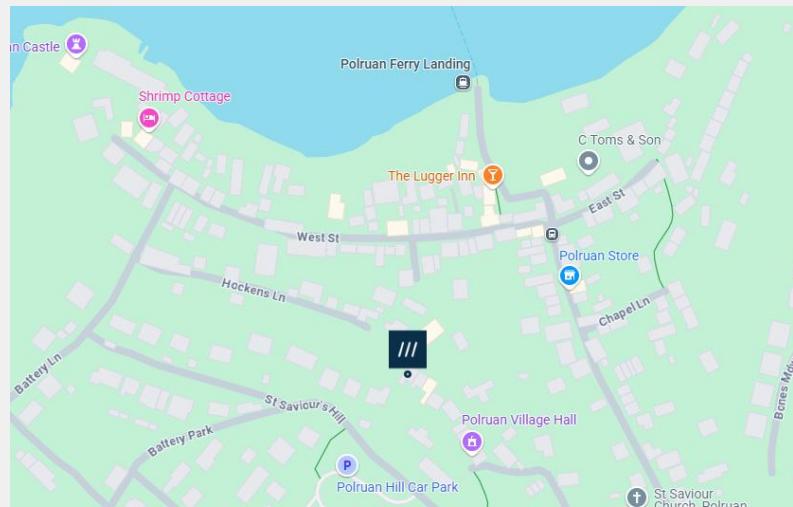


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KEY FEATURES:

- 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



what3words: ///covenants.cakewalk.ozone



LOCAL AUTHORITY: Cornwall Council

COUNCIL BAND: D

TENURE: Freehold

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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

SERVICES:

- Heating – Electric
- Water – Mains
- Sewerage – Mains

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