



Postcard Lodge

Polruan





Postcard Lodge, 4 Tinkers Hill, Polruan, Fowey, PL23 1PY

Completed in 2021, this contemporary 4/5 bedroom home enjoys an elevated position with sweeping views across the Fowey River, harbour and surrounding countryside. Designed for modern living, Postcard Lodge features open plan interiors, a low maintenance garden terrace and high quality finishes throughout. Currently a successful holiday let, this individual residence sits within Polruan, a charming village with its own harbour, beach and pedestrian ferry to Fowey, offering both tranquillity and connection in the heart of south Cornwall

Distances

Fowey (via pedestrian ferry) – 700 yards; Lantic Bay (National Trust) – 2;
Fowey (via Boddenick ferry) – 5; Polperro – 6.5; Golant – 7.5; Lostwithiel – 9; Talland Bay – 9.3;
Looe – 10.5; St Austell (mainline rail) – 12; Lanhydrock House (National Trust) – 13;
Cornwall Airport (Newquay) – 25.5

(All distances are approximate and in miles)

The location

Polruan is a quintessential Cornish village, perched on the eastern side of the Fowey River and overlooking its deep natural harbour. With its historic quay, narrow lanes and timeless maritime character, Polruan offers a way of life that feels both authentic and enduring. The village is well served by two welcoming pubs, a small grocery store, a general shop and a primary school — all within easy reach of the property, which sits just a few hundred yards up the hill from the quay, at the very heart of the community.

Across the water lies Fowey, a town steeped in history and alive with the energy of a working harbour. Dating back to the 14th century, Fowey has long been a centre of trade and culture, with strong literary ties to Daphne du Maurier and Sir Arthur Quiller-Couch, both of whom made their homes here.

Today, Fowey continues to thrive, hosting one of Cornwall's finest regattas each August, and offering a vibrant mix of shops, restaurants, and galleries. Car and pedestrian ferries link the two settlements throughout the day, ensuring that Polruan and Fowey remain closely connected while retaining their distinct identities.

Just beyond, the South West Coast Path leads to Lantic Bay, one of Cornwall's most breathtaking beaches. With its sweep of white sand framed by dramatic cliffs and turquoise waters, Lantic Bay is a place of rare beauty — secluded yet accessible, and a reminder of the natural splendour that defines this part of the county.

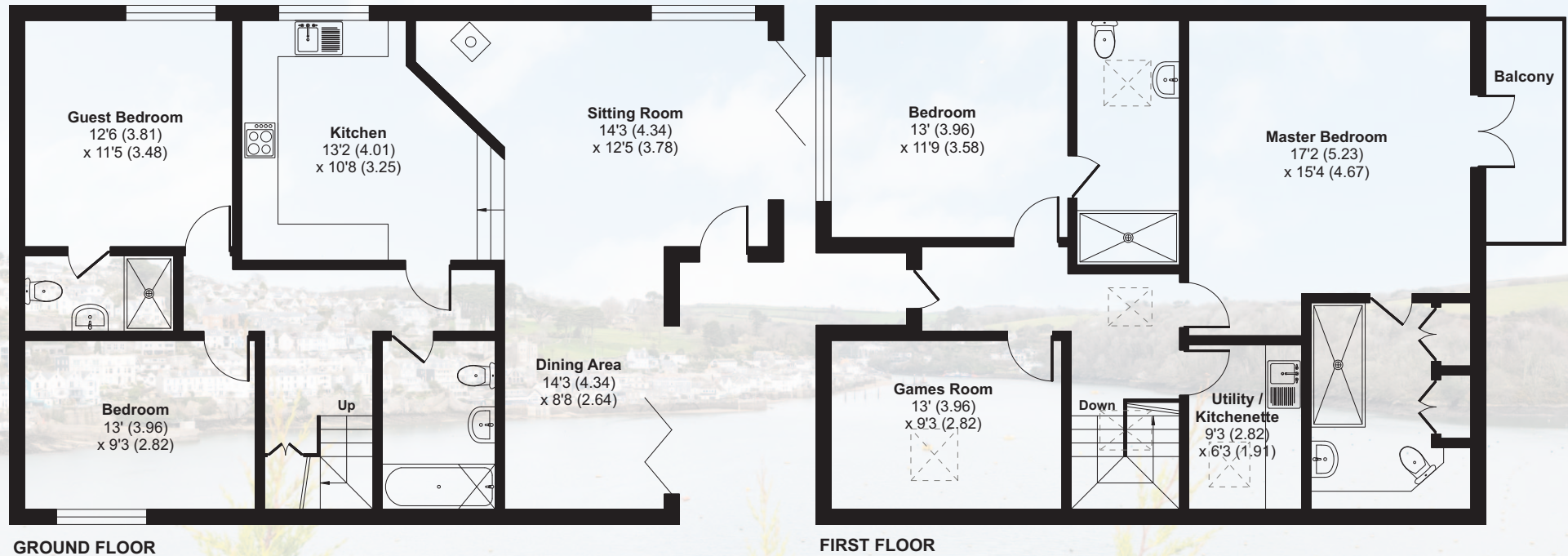
This is a setting where heritage, community and landscape come together — a lifestyle shaped by the sea, enriched by history and elevated by the extraordinary natural environment.



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Main House = 1952 sq ft / 181 sq m

For identification only - Not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 95 A |
| 81-91 | B | 87 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Shore Partnership Limited. REF: 1383598

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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The property

- Contemporary coastal residence
- Traffic-free location
- Elevated position with exceptional views
- Living / dining room with bi fold doors leading out to a terrace with water views
- Kitchen with Rangemaster cooker, granite tops and NEFF appliances
- Two ground floor bedrooms (one with en suite) and a family bathroom
- Magnificent master bedroom with a stylish en suite shower room and private part-covered balcony with superb views
- Second bedroom with en suite shower room
- All sanitaryware by Laufen
- Games room / study / 5th bedroom
- Utility room / kitchenette including washing machine, dishwasher and fridge

Outside

- Large slate paved terrace with fenced and walled boundaries
- Timber hot tub
- Small shed
- To the front of the property there are three terraces / balconies accessed from the living space and master bedroom

Tenure, services and material information

Freehold. Mains water, drainage and electricity. Air source heat pump with underfloor heating (ground floor).

Council Tax: NA (small business rate relief)

Broadband: Fibre to Cabinet (source: <https://www.openreach.com/fibre-checker/my-products>)

What 3 Words

/// situation.politics.noses

Directions

From the quay, proceed up Fore Street and take the first right turn into West Street. Follow this road and take the first turning on the left. This changes from a vehicular access into a footpath (Tinkers Hill). Follow the footpath and Postcard Lodge is found on the right hand side.





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WHERE YOU LIVE MATTERS

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