



Florizel Mews

Polruan



4 Florizel Mews, Fore Street, Polruan, Fowey, PL23 1PH

Forming part of a converted 19th-century chapel, this elegant and stylishly renovated converted 'mews house' is discreetly positioned in the heart of Polruan and arranged over three thoughtfully configured floors, culminating in a superb top-floor sitting room opening directly onto a private terrace with far-reaching views over the River Fowey, with the further benefit of an allocated parking space within a private garage below.

Distances

Fowey (via pedestrian ferry) – 700 yards;
Lantic Bay (National Trust) – 2; Fowey (via Bodinnick ferry) – 4;
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 providing a lifestyle shaped by the sea, enriched by history and elevated by the extraordinary natural environment.

The Property

- Forming part of a converted 19th-century chapel
- First sale in 21 years
- Heart of village location
- Fantastic river views
- Traffic-free position
- Covered entrance porch
- Bespoke kitchen/dining room with a range of NEFF appliances and silestone tops. Arched window with glimpses of the water and across to Fowey.
- Two double bedrooms, both with fitted wardrobes
- High quality bathroom and wet room
- Landing with two attractive stained-glass windows
- Top floor sitting room with private terrace with fantastic views over the river and Fowey. Adjacent study/reading area.

Outside space and parking

- Covered entrance porch providing a sheltered main entrance to the property
- Private terrace (from the sitting room) with water views
- Allocated parking space within the shared private garage below the mews

Tenure, services and material information

Freehold. Mains water, drainage and electricity. In current ownership since 2005.

Council Tax: band C

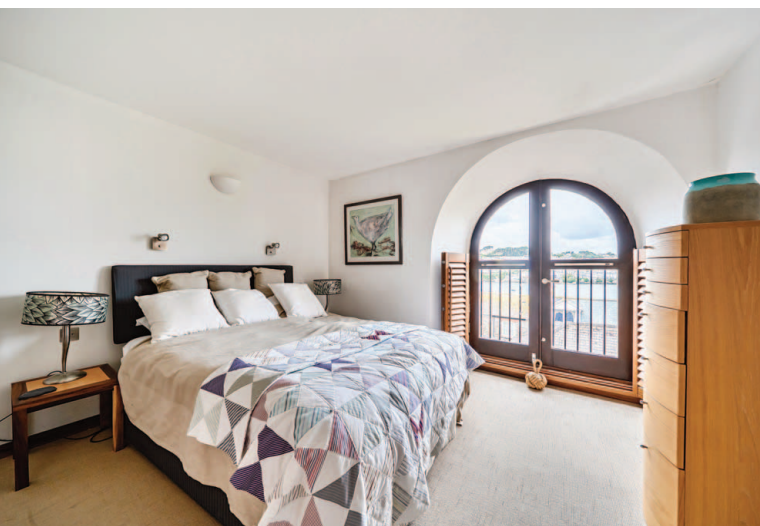
Broadband: FTC (source: www.openreach.com/broadband-network/fibre-availability)

Directions

From the quay, proceed up Fore Street and Florizel Mews is located on the left hand side.

What3Words

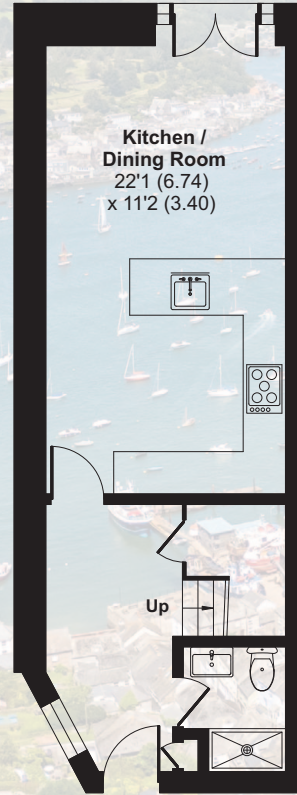
/// supposed.label.songbirds



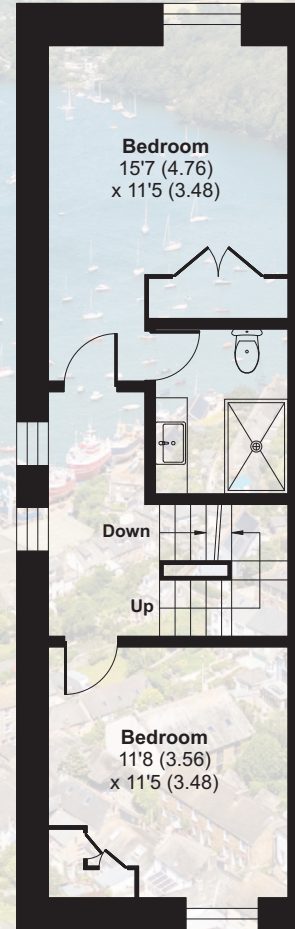
Florizel Mews, Fore Street, Polruan, Fowey, PL23

Main House = 1123 sq ft / 104.3 sq m

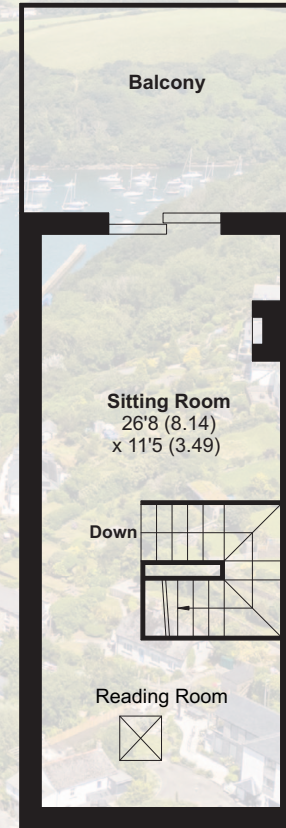
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 61 D |
| 39-54 | E | 49 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), © nichecom 2026. Produced for Shore Partnership Limited. REF: 1471461

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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