

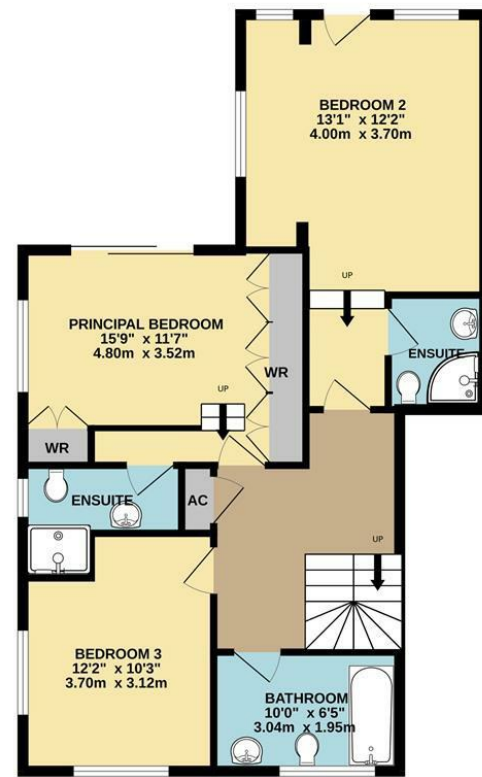


MAY WHETTER & GROSE

25 OCEAN VIEW, POLRUAN, PL23 1QJ GUIDE PRICE £595,000

GROUND FLOOR
767 sq.ft. (71.2 sq.m.) approx.

FIRST FLOOR
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 1500 sq.ft. (139.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A BEAUTIFULLY PRESENTED 5 BEDROOM DETACHED HOUSE WITH LOVELY VIEWS TO THE SEA AND COAST, PARKING FOR SEVERAL CARS AND WELL MAINTAINED GARDENS.

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Fowey (01726) 832299



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www.maywhetter.co.uk info@maywhetter.co.uk



25 Ocean View, Polruan, Cornwall, PL23 1QJ

The Location
 Polruan lies on the east bank of the river Fowey, just inside the entrance to Fowey harbour. The village has its own general stores, sub post office, tea rooms, two public houses and a long established boat building and repair yard. The village is connected to Fowey, which has a wider range of small shops and businesses catering for most day to day needs, by a regular passenger ferry. The immediate area is surrounded by many miles of wonderful coast and countryside, much of which is in the ownership of the National Trust.

Once away from the immediate local lanes, there are good road connections to the motorway system via the A38/A30. Railway connections (London Paddington) can be made at a number of local stations (Par, Liskeard & Lostwithiel).

The Property
 Located in a sought after residential road, this spacious and well presented property offers flexible accommodation with lovely views to the sea and coastline beyond. The current owners have carried out a comprehensive range of maintenance and improvement works to create a lovely family home or luxury second home.

The accommodation is arranged over 2 floors and offers flexible living options for a large family or space for a dependant relative or young family. There is parking for several cars and the rear garden is enclosed by fencing and has a lovely area laid to lawn along with a large terrace housing a built in BBQ with space for a large table and chairs. There is a further terrace accessed from the principal bedroom.

Accommodation
 Accessed directly from Ocean View, steps lead from the driveway to a side terrace and the front door which opens to a spacious and light hallway with tiled floor. Stairs lead to the lower floor.

The open plan living area is delightful with fabulous views looking over neighbouring properties to the sea and countryside beyond. The living area has large windows to make the most of the stunning views and is an ideal space to enjoy the afternoon sun and evening sunsets. The contemporary styled and well appointed kitchen has a range of base and wall units with work surface and a number of integrated appliances including fridge/freezer, two oven Zanussi cooker, AEG 4 ring hob with extractor above and inset dishwasher. The dining area benefits from access via sliding doors to a large balcony and enjoys fabulous views to the sea and beyond.

Also on this entrance level there is a study/bedroom 5 and an additional double bedroom with views towards the sea. There is also a shower room with WC and wash basin and a utility cupboard with plumbing and space for a washing machine with timber slatted shelves above.



Stairs lead from the entrance floor down to the lower level hallway where there are 3 bedrooms and a family bathroom.

The principal bedroom is a lovely dual aspect room with 2 windows and a door opening on to a paved terrace. There are a range of useful built in wardrobes and cupboards and steps lead to the ensuite shower room with large shower cubicle, WC and wash basin. A sizeable second bedroom/guest suite also has an ensuite shower room and a door opens to the rear terrace.

There is a further double bedroom and large family bathroom, with bath and shower attachment, WC and wash hand basin. Also accessed from the hallway is a cupboard housing a pressurised water tank and there is a further under stairs storage cupboard.

Outside
 The property benefits from driveway parking for several vehicles and steps lead up through the front garden to the paved side terrace and front door. There are attractive borders planted with mature plants and shrubs.

From the driveway a wide timber gate gives access to a pathway at the side of the property which leads to the rear garden and is completely enclosed by attractive timber fencing and planted borders.

The rear garden is partly laid to lawn with 2 paved terraces, one of which is raised and houses a mediterranean built in BBQ to one wall, creating a super, private dining/sunbathing area.

EPC Rating - D
Council Tax Band - E

Viewing
 Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.
 Tel: 01726 832299 Email: info@maywhetter.co.uk

Services
 None of the services, systems or appliances at the property have been tested by the Agents.

Local Authority
 Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR