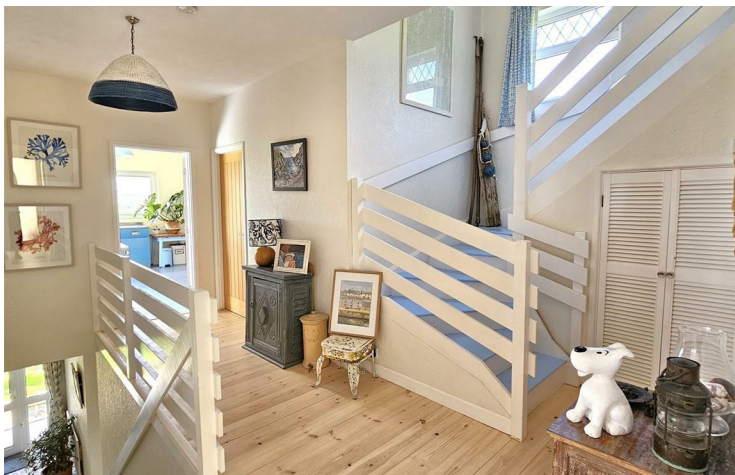




**TREPOLPEY 24 POLPEY LANE,
TYWARDREATH, PL24 2TP
PRICE GUIDE £550,000**



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AN IMMACULATELY PRESENTED 5 BEDROOM DETACHED FAMILY HOME. BOASTING THE MOST SUPERB COUNTRYSIDE, SEA AND VILLAGE VIEWS FROM THE SUN TERRACE, KITCHEN AND LIVING ROOM. GARDENS, OFF ROAD PARKING AND GARAGE.

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Tropolpey 24 Polpey Lane, Tywardreath, PL24 2TP

LOCATION
 Tywardreath is a pretty village located between Fowey and Par. It has a fantastic community spirit which revolves around the local village pub, church and primary school. Within a 15 minute walk is the village of Par which has many local amenities including doctors, library, post office, sport field with running track and convenience stores as well as Par beach which is dog friendly all year round. It also has excellent transport links with a railway station in Par on the London Paddington to Penzance line.

Set in a semi rural location, close to Tywardreath and Par, the property enjoys the best of both worlds! A 15 minute walk to the beach, pub and South West Coast Path in one direction and in the opposite direction a 10 minute walk to Tywardreath village pub and convenience store.

THE PROPERTY
 Tropolpey is a beautifully presented, unique and spacious five bedroom detached family home boasting the most stunning elevated views across fields, countryside, St Austell bay and over the pretty village of Tywardreath. This home offers flexible accommodation with the living room and kitchen opening out to a sizeable south facing, elevated sun terrace. Clever reverse accommodation enables the reception rooms enjoy the full glory of the views.

ACCOMMODATION
 A light and bright entrance porch and hallway welcomes you into the home with stairs descending to the bedrooms and stairs rising up to the integral garage. Doors lead into the living room, kitchen, utility room, shower room and 5th bedroom/snug/gym.

The living room is an absolute delight and generous in size. The outstanding views are framed by three large paned sliding doors which open to the sun terrace which seamlessly brings the outside in. A wood burning stove gives character and warmth to the room on those chillier evenings as well as providing an attractive focal point.

The kitchen also has access to the sun terrace via large double paned sliding doors, very convenient for al fresco dining. A large windows gives views over Tywardreath village and countryside beyond. The bespoke 1950's designed kitchen, has been tailor made for the vendor and is mixed with other freestanding units.

A utility room, next to the kitchen, has room for a washing machine, tumble dryer and is home to the gas boiler.



There is a bedroom and shower room on the entrance level which offers flexible accommodation to suit family needs. Equally this room could be used as an office, separate snug, gym or hobby room.

The shower room comprises a shower cubicle, wash hand basin and WC.

A cupboard under the stairs provides ideal storage space.

Stairs descend to the lower ground floor where a door gives access to a storm porch and out to the rear garden. On this floor are four bedrooms, three large bedrooms all enjoying views over the garden, and a fourth to the rear which could also have other flexible uses. In this room is a large and spacious understairs cupboard.

A family bathroom comprises a bath, separate shower cubicle, wash hand basin and WC.

OUTSIDE
 Accessed from Polpey Lane, the property has an off road parking space and integral garage. There is also the use of gravelled verges. Steps lead down to the front door, passing the front garden which is laid to lawn with flower beds and mature shrubs. Views over the fields to St Austell Bay can be seen and enjoyed. A path leads around the side of the property with further steps leading down to the rear garden. Mostly laid to lawn with flowerbeds, mature shrubs and bushes, this provides a secluded spot to relax and enjoy the sun. There is a useful wooden shed to store garden equipment and a gate opens to steps leading up the side of the property.

EPC RATING - D

COUNCIL TAX BAND - E

TENURE - FREEHOLD

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

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

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