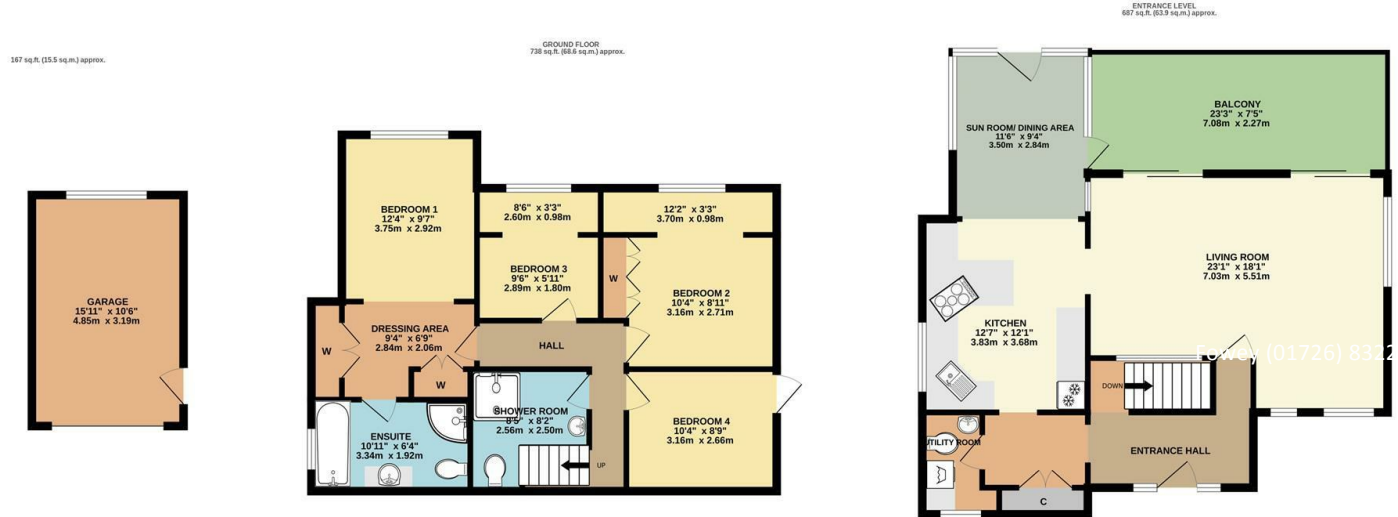




**SPINNAKER, 7 MEADOW CLOSE,
POLRUAN, PL23 1QS
GUIDE PRICE £575,000**



TOTAL FLOOR AREA : 1592 sq.ft. (147.9 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 WELL PRESENTED 4 BEDROOM DETACHED HOUSE WITH STUNNING ESTUARY VIEWS AND SPACIOUS ACCOMMODATION. LOVELY OPEN PLAN LIVING AREA, PARKING FOR SEVERAL VEHICLES AND GARAGE WITH STORE UNDERNEATH. GARDENS TO THE REAR. NO ONWARD CHAIN.

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Spinnaker, 7 Meadow Close, Polruan, PL23 1QS

Polruan
 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).

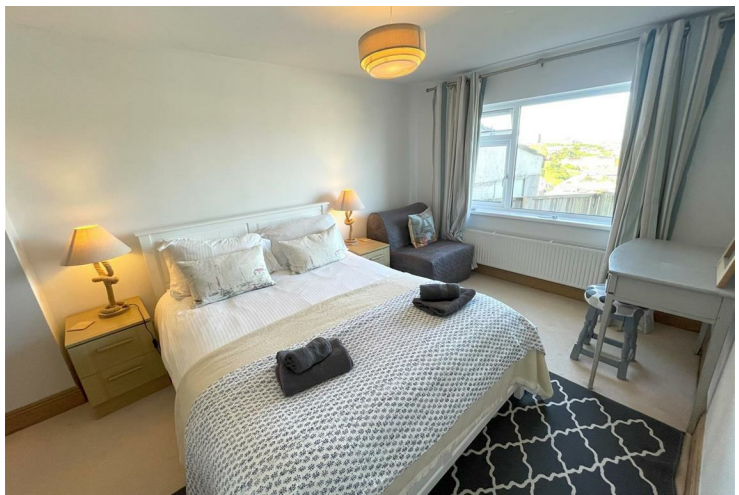
The Property
 Spinnaker is a lovely spacious property with open plan living area, perfect for entertaining guests or simply relaxing and watching the activities on the water. With 4 bedrooms and 2 bathrooms, there is plenty of room for a growing family or visiting guests. There is the added benefit of onsite parking for several vehicles and a garage with storage space below.

One of the standout features of this property is the stunning views of the estuary that can be enjoyed from various vantage points within the house. Not only is this property ideal as a main home, but it also presents a fantastic opportunity as a holiday let or second home. The current owners have used Spinnaker as a very successful holiday let for many years, often with holidaymakers returning year after year.

The combination of the prime location, ample space, and picturesque views make it a desirable choice for holidaymakers looking to experience the beauty of Polruan.

Accommodation
 With the accommodation arranged over 2 floors, the entrance level offers a welcoming hallway with stairs leading down to the ground floor.

A door opens to the spacious, light and airy sitting room with dining area and large window overlooking the estuary. A sliding door opens to the sizeable balcony - with space for table and chairs - an ideal spot for watching the sailing and activities in the harbour.



An opening leads through to the well equipped kitchen with base and wall units and ample work surface over. There is a new, high specification Rangemaster stainless steel cooker, dishwasher and American style fridge. The attractive wooden floor continues into a further dining area and beautiful conservatory with stunning views over the village to the water. A door opens to the balcony and a further door opens with Juliet style balcony railings for safety.

From the kitchen, an opening leads back to the hallway where there is a useful utility/cloakroom with WC, wash hand basin and washing machine. The boiler is located here.

Stairs lead to the lower floor where there are 4 bedrooms. The principal bedroom is a large suite with window overlooking the village and to the water. There are a range of built in cupboards providing storage space and a large en suite bathroom with separate bath, shower cubicle, WC and wash hand basin.

The second bedroom is a large double room with built in cupboards to one wall and an additional alcove area providing a further seating space and storage. Views over the village to the water and rear garden can be enjoyed.

Bedroom 3 is a twin room with window overlooking the rear garden.

Bedroom 4 is a generous single room with door leading to outside. There is a recently refurbished family shower room with walk in shower, wash hand basin and WC.

Outside
 The property is accessed directly from Meadow Close, with a paved area to the front of the house providing parking for a couple of vehicles. There is further parking in front of the garage. Steps lead down from the parking area on both sides of the property to the rear garden where there is an attractive, newly decked garden area with mature border planted with a number of specimen plants and shrubs. There is an additional, very useful storage area under the garage and a further area located on the other side of the property which could store kayaks or a small dinghy as required.

The oil tank is located close to the property and the property benefits from oil central heating and double glazing throughout.

Council Tax Band - Non Domestic
EPC Rating - D

Freehold
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 PLEASE NOTE THE PROPERTY HAS A SATURDAY CHANGEOVER.