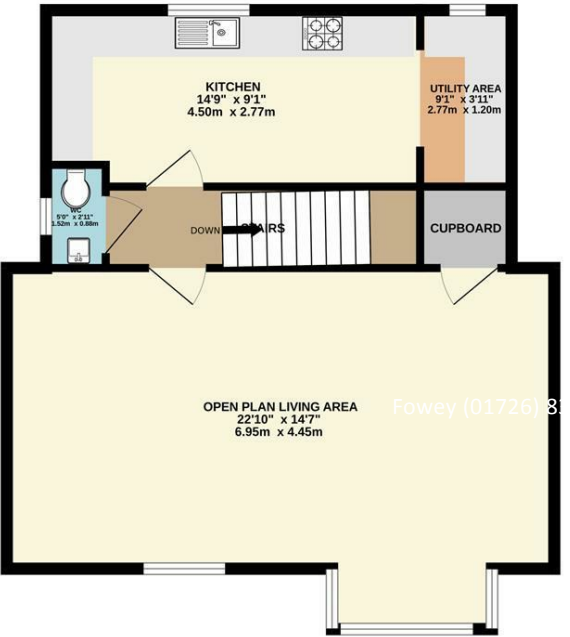
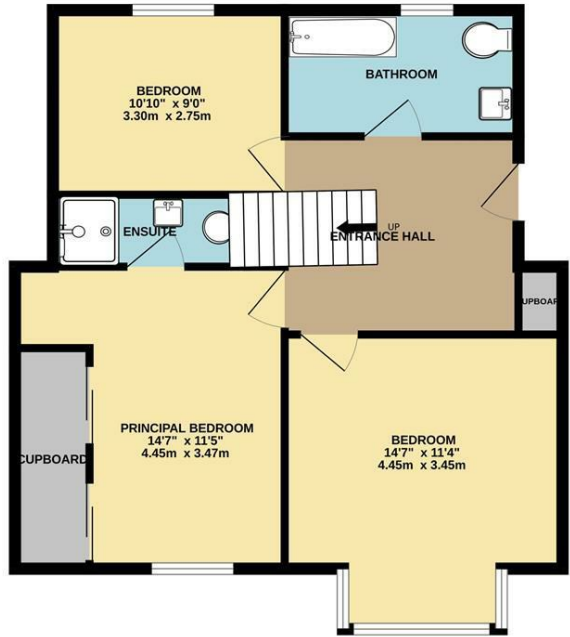




**FOLLY HOUSE TOWNSEND,  
POLRUAN, PL23 1QH  
GUIDE PRICE £500,000**

**GROUND FLOOR**  
689 sq.ft. (64.0 sq.m.) approx.

**1ST FLOOR**  
689 sq.ft. (64.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1378 sq.ft. (128.0 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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**AN INDIVIDUALLY DESIGNED, DETACHED 3 BEDROOM HOUSE, WITH BEAUTIFUL AND CONTEMPORARY ACCOMMODATION. VIEWS ACROSS THE VILLAGE, TO THE SEA AND HEADLAND BEYOND. GARAGE AND PARKING. AN IDEAL MAIN HOME OR LUXURY SECOND HOME. EPC AWAITED**

**Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991**  
Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.





**Folly House Townsend, Polruan, PL23 1QH**

**The Location**

Polruan lies on the east bank of the river Fowey, just inside the entrance to Fowey harbour. The village has a number of local shops and businesses including a general stores, 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.

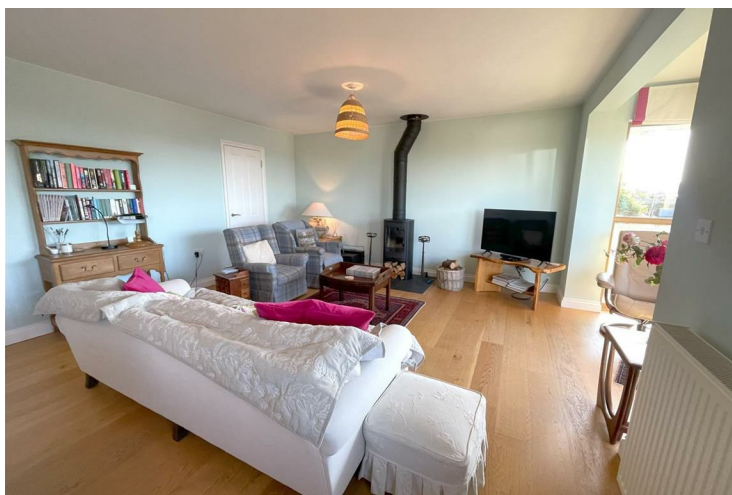
The immediate area is surrounded by many miles of wonderful coast and countryside, much of which is in the ownership of the National Trust. Once away from the immediately local lanes, there are good road connections to the motorway system via the A38/A30. Railway connections (London Paddington) can be made at a number of local stations (Par, Liskeard & Lostwithiel).

**The Property**

Built to a high specification, this individual property was built in 2013/14 and has beautifully presented accommodation, finished in a contemporary style. The reverse accommodation makes the most of the views across the village and sea views towards Fowey Harbour entrance, Gribbin Head and Mevagissey.

The property is beautifully decorated and has a very pretty front and enclosed rear garden.

Fully double glazed throughout, the property is a stylish and very comfortable family home. The open plan living room and dining area are light and airy with wood burner for those chillier evenings, and the bespoke kitchen incorporates dishwasher and fridge/freezer. There is a further useful utility area. There are three double bedrooms, with the principal bedroom suite benefiting from an en-suite shower room. The family bathroom is finished to a high standard with chic tiling and contemporary finish.



**Accommodation**

- Entrance hall
- 3 double bedrooms (one en suite)
- Family bathroom and additional cloakroom.
- Open plan living/dining area
- Kitchen/breakfast room
- Utility area
- Gardens to front and rear
- Garage and parking

**Outside**

There is a low maintenance garden to the front, planted with a number of shrubs and plants. The rear garden is a delight and enclosed with wooden fencing. The borders have been planted with a number of attractive flowers and shrubs with paved area suitable for table and chairs. The garage (4.8 m x 2.75m) is situated to the rear of the property along a shared driveway. The property benefits from an air source heat pump located in the rear garden, which is efficient and economical.

**EPC RATING - Awaiting**

**COUNCIL TAX BAND - E**

**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

**Viewing**

Strictly by appointment with Sole Agents May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH. Tel: 01726 832299.