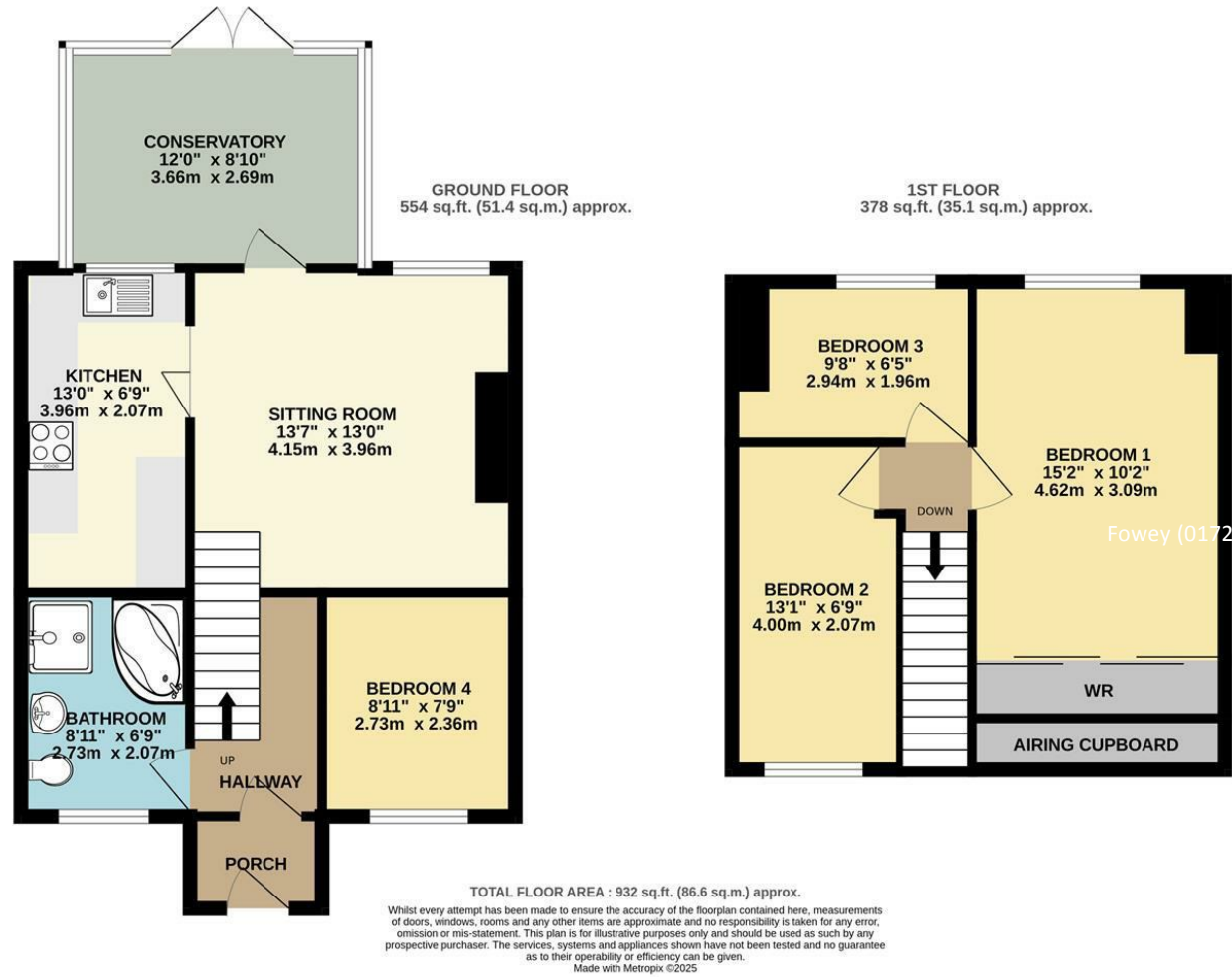




14 FERRIS WAY,  
POLRUAN, PL23 1QL  
GUIDE PRICE £250,000



CHI AN MOR IS A DELIGHTFUL, EXTENDED HOUSE BY THE SEA. SEMI-DETACHED, THIS LITTLE GEM BOASTS SPECTACULAR VIEWS OF THE COASTLINE BEYOND GRIBBIN HEAD AS FAR AS THE LIZARD. GARDENS TO FRONT AND REAR WITH A SOUTH FACING CONSERVATORY LEADING ONTO A GRAVELLED PATIO. SPACIOUS ACCOMMODATION CAN BE FOUND OVER TWO FLOORS.



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14 Ferris Way, Polruan, Cornwall, PL23 1QL

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).

Ferris Way is situated near the entrance to the village of Polruan. A peaceful cul-de-sac which enjoys elevated views towards the sea.

The Accommodation

An opportunity to acquire a four bedroom home in this popular village. This staggered semi-detached house benefits from extensive sea views over to Gribbin Head from the back of the property and the rear garden. The property has oil central heating, and UPVC double glazing throughout.

An inner porch opens into an entrance hall with stairs rising up to the first floor. From the entrance hall doors open to a ground floor bedroom four and a good size family bathroom comprising wc, wash hand basin, shower and corner jacuzzi bath.

There is open plan access to a generous size sitting room with space for a dining table and chairs. There is a window overlooking the rear garden with sea views and doors open to the kitchen and conservatory.

The kitchen is well equipped with wall and base cupboards offering plenty of storage space, stainless sink, electric oven with four ring hob, space and plumbing for a washing machine and dishwasher, and space for a fridge freezer. There is also a useful larder cupboard positioned at the end of the kitchen and views through the conservatory and out to sea can be enjoyed whilst washing up!



The conservatory is the perfect space for relaxing in the sun whilst enjoying the views over the neighbouring rooftops, out to sea and Gribbin Head. A door gives access to the rear garden and patio.

From the hallway, stairs rise up to the first floor landing which has doors opening to three bedrooms. Bedroom one is sizeable with built in wardrobes fronting a heated airing cupboard with access door to loft. From the window, the views are stunning, out to sea and along the coast.

Bedroom two is has a velux window to the front and can accommodate a double bed.

Bedroom three is a single room with window overlooking the sea and a small alcove provides storage space.

The Outside

The parking for Ferris Way is a shared car park which is unallocated. From the car park 14 Ferris Way can be accessed via a pathway that runs through the front lawn, bordered by mature hedging. A shared pathway with the next door neighbour runs down the side of the property where the rear garden can be accessed.

The rear garden has a gravelled patio area where the view can be enjoyed and steps lead down to a manageable lawned area. There is a useful shed positioned at the bottom of the garden.

Freehold

EPC Rating - D

Council Tax Band - B

Services

None of the services, systems or appliances at the property have been tested by the agents

Viewings

Strictly by appointment with the Owners Agents: May, Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall. PL23 1AH Tel: 01726 832299 Fax: 01726 832866

Local Authority

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