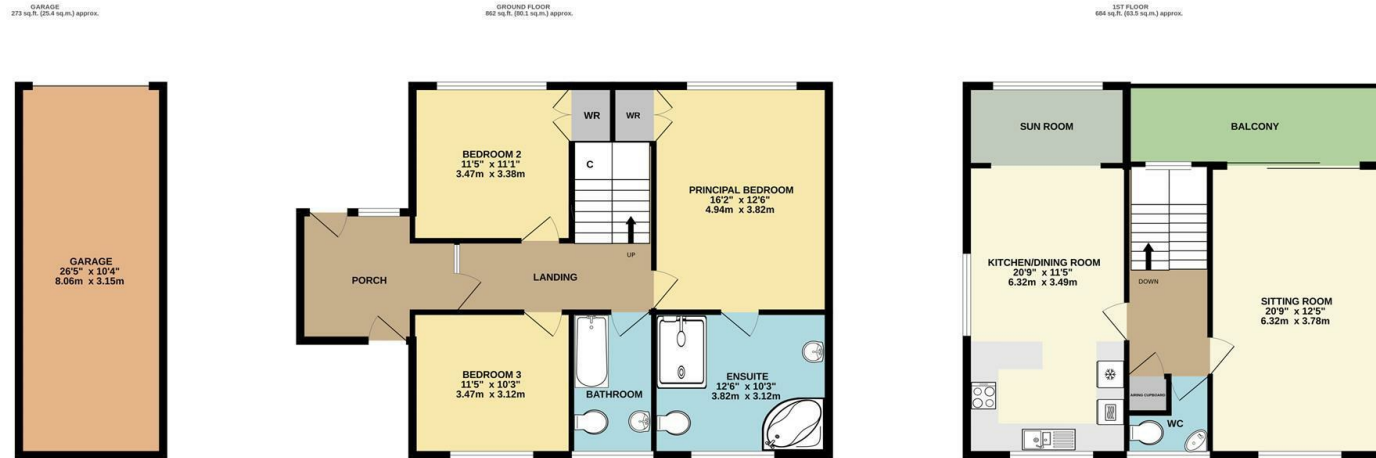


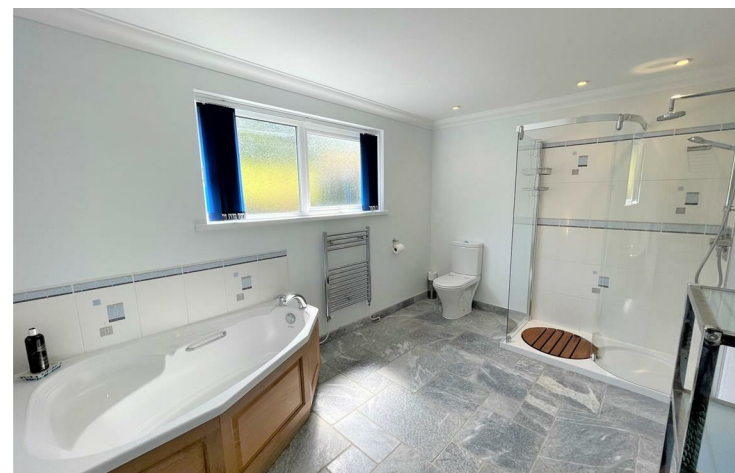


**20 MEADOW CLOSE,
POLRUAN, PL23 1QS
GUIDE PRICE £680,000**



TOTAL FLOOR AREA : 1819 sq.ft. (169.0 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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A DETACHED 3 BEDROOM HOUSE SITUATED IN AN ELEVATED POSITION WITH PANORAMIC VIEWS OVER THE VILLAGE AND HARBOUR FROM BALCONY AND HOUSE. DRIVEWAY PARKING, GARAGE AND GARDENS TO THE FRONT AND REAR.

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.



20 Meadow Close, Polruan, Cornwall, PL23 1QS

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
 A spacious 3 bedroom detached house, situated in an elevated position and offering the most wonderful panoramic views to the estuary, up towards Bodinnick and beyond Readymoney Beach.

This family sized home has been updated by the current owner and offers generous sized living space and large bedrooms. With an enclosed garden to the rear and open styled garden to the front, the property also has driveway parking and a large garage. Fully uPVC double glazed windows and oil fired central heating.

Accessed directly from Meadow Close, steps from the driveway lead up to the entrance porch, with door opening to the rear patio. A door leads through to the hallway with doors opening to bedrooms.

The principal bedroom is of generous size with built in wardrobes and large window offering views to the harbour and across to Fowey. There is a large ensuite bathroom comprising white suite with large bath and separate double sized shower.

There are 2 further double bedrooms, one of which benefits from a built in wardrobe and family bathroom with panelled bath and shower over.



From the hallway, stairs lead to the first floor landing and a door opens to a large sitting room with sliding doors to the balcony from where there are the most spectacular views of the harbour and to Fowey. The balcony has been recently improved with chrome handrail and chrome wire, enabling a view through to the river from the sitting room. A further window to the rear elevation allows plenty of light into the room and there is a modern contemporary styled fireplace to one wall.

On the other side of the landing, a door opens to the open plan kitchen/dining room. This lovely room has a modern and well appointed kitchen to the rear with a good number of base and wall units and integrated appliances. A laminate wooden effect floor runs throughout the room and a window to the side elevation provides light into the dining area whilst also offer views of the headland and out to sea.

To the front of the room there is a large picture window, and an area, currently used as a further seating area to make the most of the wonderful views and watch the sunsets.

Also on this floor is a cloakroom/WC.

Outside
 Accessed from Meadow Close, the front gardens are edged with stone walling and laid mainly to lawn. The tarmac driveway offers parking and steps lead up from the driveway to the front porch.

To the rear of the property, there is a paved terrace and steps lead up to a lawn with mature hedging to the rear giving a good degree of privacy and fencing on either side. There are a number of mature shrubs and plants and the oil tank is housed on the lower terrace.

EPC Rating - E

Council Tax Band - F

Tenure - 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

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