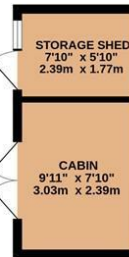
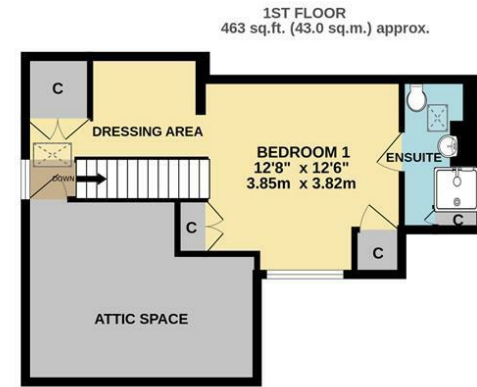
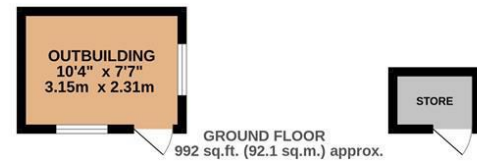


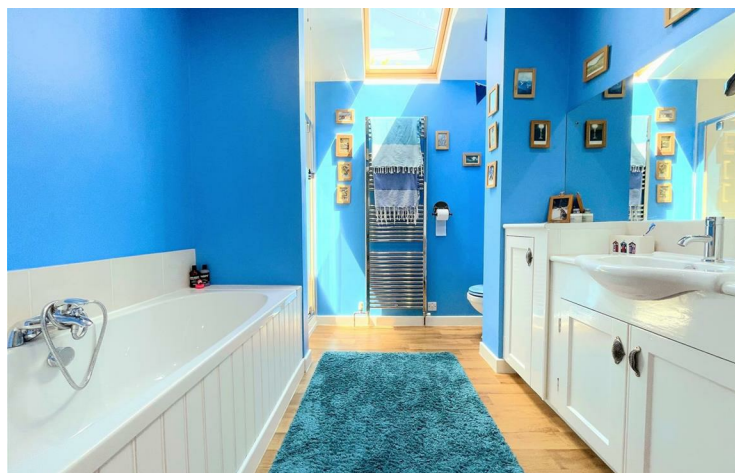


MAY WHETTER & GROSE

3 UPPER EASTCLIFFE ROAD, PAR, PL24 2AL GUIDE PRICE £445,000



TOTAL FLOOR AREA : 1455 sq.ft. (135.1 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 SUPERB TWO/ THREE BEDROOM, DECEPTIVELY SPACIOUS DORMER BUNGALOW. LOCATED IN AN ELEVATED, PEACEFUL POSITION WITH SEA VIEWS, ORIGINAL FEATURES, IMPRESSIVE GARDENS AND WRAP AROUND COMPOSITE DECKED BALCONY. VIEWING IS A MUST TO APPRECIATE THIS FABULOUS PROPERTY

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Fowey (01726) 832299



www.maywhetter.co.uk info@maywhetter.co.uk



3 Upper Eastcliffe Road, Par, PL24 2AL

The Location
 The property is situated in the village of Par, with the mainline rail station an 8 min walk with hourly trains to London, regular buses to Fowey and St Austell and a late-night service running from Fowey and Mevagissey, with stops 2 mins walk away. There is a local Co-Op and spar in walking distance. The dog friendly beach is a ten min walk way, it is a wide sandy expanse backed by low dunes and provides an excellent area for water sports, fishing and swimming.

The Property
 This fabulous dormer bungalow sits in an elevated and peaceful position, backing onto open fields and the front elevation with sea views to Gribben head to the left and Woodland and fields views to the right. It has previously been extended to the front and rear and recently undergone extensive refurbishment over the last two years with many upgrades, whilst still retaining original features such as 1930's hand stripped doors and varnished original floorboards. It has mains gas CH (combi boiler) and double glazing throughout. With good sea views and at certain tides, you can hear the sea from the house.

Access to rear and the driveway with four good sized parking spaces is down a private road. Externally, there are two gardens, the rear has established fruit and vegetable beds and a kitchen herb garden including a mature bay tree and many different herbs. There is a decked seating area, surrounded with long blossoming honeysuckle. The perfect space for a peaceful coffee watching the sun rise over the hills. There is a brick-built workshop and a store, with enclosed log stores, there is plumbing for a garden sink.

Entering the property from the rear you are greeted by a light and airy open plan kitchen, lounge and dining room, all with original stripped and varnished floorboards. There are two large built-in wall to floor cupboards one with plumbing for a washing machine and tumble dryer, the other houses the boiler and is a good-sized cloak cupboard. The kitchen is fitted with a built-in fridge freezer, double oven and microwave and dishwasher. There is a bespoke built island using antique ships wood. Moving through to the front of the property, to the living and dining space- this has been designed to bring the "outside in" with a wall of windows overlooking the garden and composite deck, with sea views and Velux skylight windows, this is a bright, spacious room with a multi fuel burner for cosy evenings in.



Moving through to the inner hallway, there is a handy large built-in desk and cupboards, perfect for home working and a new vertical feature radiator. The hallway leads off to-

Lounge/bedroom 3- This room was originally a bedroom, used by the current owners as a lounge. It has a large sash bay window with sea glimpses and garden views and an open feature fireplace. This room is especially wonderful in winter, with a cosy fire, watching the spectacular winter sunsets.

Bedroom 2 - A good sized light and airy double room, with a bay window facing to the side, dressing area and two large recessed ceiling to floor wardrobes.

Bathroom - A large space with a large shower cubicle with a Mira air boost shower, sink, WC, fitted cupboards and double ended bath- perfect for long candlelit baths, star gazing through the Velux window.

Stairs lead off the hall to the second floor, at the top is good sized walk in attic space, this has light and power. This could be converted to provide additional sea view space, subject to the necessary permissions.

The main bedroom suite is opposite the attic space. Initially you arrive at the dressing room with a large built-in wardrobe and space for a large chest of drawers, this leads into the main bedroom a beautiful room with sea views from the windows and a feeling of space and light. This can easily fit a super king bed and has 2 further recessed cupboards. There is a good sized ensuite with a shower cubicle with a new Mira Air boost shower, WC and sink, and abundance of light comes from a Velux opening to the rear.

- Freehold**
- EPC Rating - D**
- Council Tax - C**
- 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