

# SEASCAPE



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Polruan, PL23 1EY  
Guide Price: £1,200,000



5 Trafalgar Square, Fowey,  
PL23 1AZ  
01726 217 888

  
THE PROPERTY SHOP

26 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728



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Located in the picturesque village of Polruan, *Seascape* enjoys wide-reaching views across the sea, the harbour, and over to Fowey. Set in a peaceful, elevated position, it offers a front-row seat to the daily life of the estuary—watching boats come and go, tides shift, and the light change over the water.

Entering the property on the second floor, you're welcomed by a spacious hallway with floor-to-ceiling windows directly ahead. This floor offers three double bedrooms, each with a modern en suite bath or shower room. Two of the bedrooms also benefit from stunning sea views.

The first floor is home to the kitchen/dining room and the main living area. The kitchen is generously sized, with double doors near the dining area opening out onto a spacious wraparound balcony. The living room also features full-height glass doors leading to the same outdoor space, creating a seamless connection between inside and out. A WC and a spacious utility room—ideal for laundry, storage, and everyday practicality—are also located on this floor.

The ground floor features the master bedroom, offering a sense of grandeur with its generous proportions and doors that open onto the lower balcony. The master suite also includes a spacious dressing room and an impressive en suite, complete with a walk-in shower, freestanding bath, double sinks, and a conveniently placed sauna for ultimate relaxation.

Also located on this floor is the fifth bedroom, which benefits from its own luxurious en suite and direct access to the lower balcony. Additionally, a games room provides the perfect space for enjoying a quick game of pool or hosting a lively games night with friends and family.



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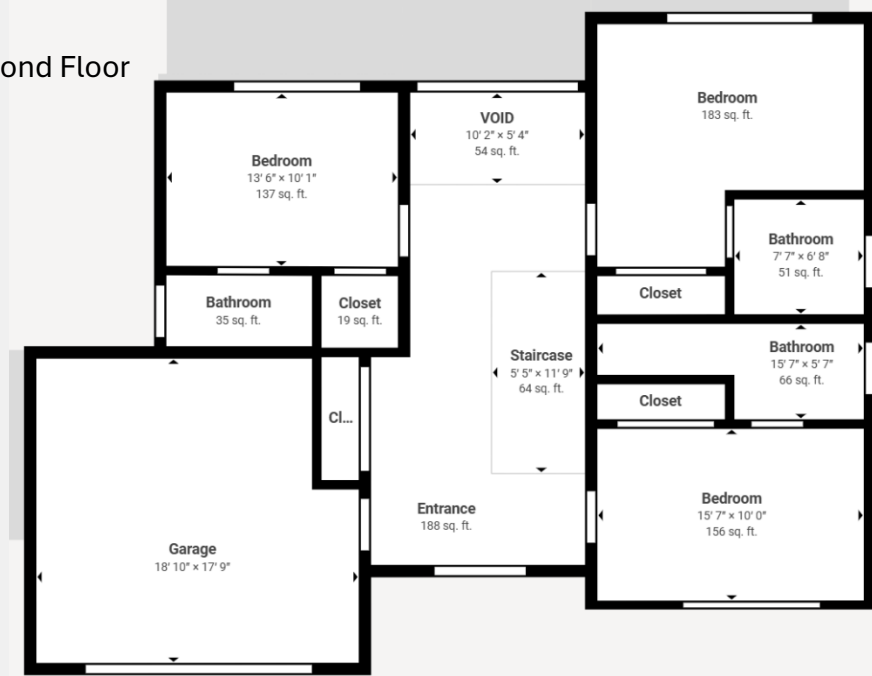
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Ground Floor



Second Floor



First Floor



\*Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate.

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Outside, the property features a generously sized, beautifully tiered lawned garden, offering uninterrupted panoramic views from every level—an ideal setting for relaxing, entertaining, or simply enjoying the peaceful surroundings.

Expansive balconies on both the ground and first floors make the most of the outlook, creating perfect spaces for al fresco dining, evening drinks, or unwinding in the fresh coastal air.

At the front, the property benefits from private parking for multiple vehicles, ensuring easy access for both residents and guests. A large garage adds further versatility, offering secure parking or the potential for use as additional storage, a workshop, or even a home gym.

Set in the heart of Polruan, a charming and sought-after village known for its friendly community and scenic coastal walks, this property beautifully combines space, comfort, and breathtaking natural beauty—an ideal escape by the sea.



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## KEY FEATURES:

Stunning River and Sea Views

Five Large Double Bedrooms

En-suite Bath or Shower Rooms in every Bedroom

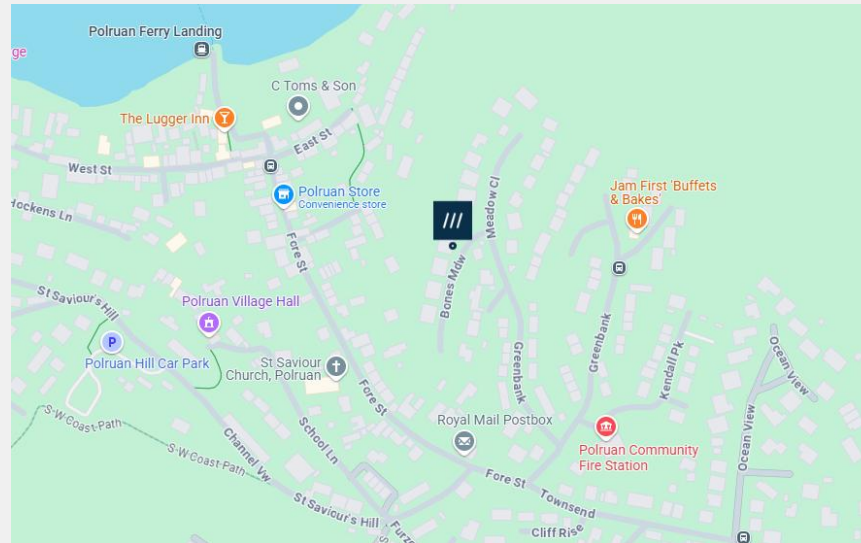
Spacious Open-Plan Kitchen & Dining Room

Living Room with doors onto the balcony

Large Garage

Private Parking for Multiple Vehicles

Beautifully Maintained Garden



what3words: ///named.bubble.commutes



LOCAL AUTHORITY: Cornwall Council

COUNCIL BAND: G

TENURE: Freehold

## SERVICES:

Heating – Mains

Water – Mains

Sewerage – Mains

## SCHOOLS:

Polruan Primary School

Fowey Primary School

Fowey River Academy

## TRANSPORT LINKS:

The Polruan Ferry, which crosses the river to and from Fowey every 15 minutes and operates every day of the year.

A local bus service which operates on different times during season

Approximately 30-minute drive to join the A30

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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