



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10421

£850,000

5 The View,
Kendall Park, Polruan, Fowey, Cornwall, PL23 1FF

FREEHOLD



A brand new, superbly appointed, traditionally built 5 bed roomed house in an end of close, elevated position, siding onto National Trust woodland and commanding fantastic views from the rear, over the sea, along the coast, across the Fowey river to the town and taking in miles of open countryside beyond.



SUMMARY OF ACCOMMODATION

Ground Floor Entrance hall, principal bedroom with en-suite shower room, 2 further double bedrooms, family bathroom. Vast open-plan sitting room/dining room/kitchen with doors opening onto a full width balcony.

Lower Ground Floor Bedroom 4, bedroom 5/study, shower room, utility room.

Outside Parking for 2 cars in front of the property, single garage en bloc. Gated steps descending down the left hand side of the property to the rear garden which is mainly lawned with a broad stone paved patio adjacent to the house. Superb first floor full width balcony with glass balustrading, providing panoramic views out over the sea and down the coast, across the town of Fowey to miles of open countryside beyond.



SPECIFICATION LIST

- Designed to be very energy efficient with very low running costs.
- Mitsubishi Eco Dan air source heat pump.
- 300L Gledhill unvented water cylinder.
- Underfloor heating to both floors.
- Individual room temperature control stats

- 10 year warranty on windows and doors with energy A rating and Planitherm One Glass
- Natural stone and slate sills.
- Feature metal cladding and cedar detailing.
- Sandstone paving to front and rear.
- Kudos shower screens with deluge shower head and hand shower.
- Parke & Taylor vanity units.
- Designer floor and wall tiling.
- Oak flooring.
- Oak doors with stainless steel ironmongery.
- Oak stair handrails and newel posts.
- Clear & Polished edged glass stair balustrades.
- High quality designer kitchens.
- Neff appliances, fridge freezer, compact oven, single oven, microwave and dishwasher.
- Elica Sklack telescopic cooker hood with LED.
- Bristan professional sink mixer with pull down nozzle.
- Quartz worktops with either upstands or tiles.
- LED downlights.
- Brushed stainless steel sockets with USB.
- All bedrooms, kitchen, lounge and snug have TV points.
- High quality premium carpets.
- Timber fencing with turfed lawns.
- Glass balcony to first floor, with durable decking.
- Large patio and garden area with carparking to the front.

Built to a very high standard by a long established local builder, enjoying breathtaking views over the sea and countryside. Peaceful setting on a small, select development.

DESCRIPTION

A superbly appointed brand new detached 5 bedroom house in a delightfully peaceful end of close location, siding onto National Trust woodland and enjoying a superb, elevated position that affords lovely views over the sea and down the coast towards the Lizard peninsula, across the Fowey river and Fowey town to miles of open countryside beyond.

The property has been traditionally constructed with cavity block walls under a slate roof and part reverse level accommodation that enjoys underfloor heating to all rooms via an air source heat pump. The house enjoys a high level of finish throughout and a generous garden plot.

Situated at the end of the close the property has the advantage of two parking spaces in front of it with a separate single attached garage en bloc, accessed from the approach. The front door opens onto a spacious and welcoming entrance hall with doors off a principal bedroom with en-suite shower room, a family bathroom and two further double bedrooms to the left. Straight ahead is a vast sitting room/dining room/kitchen with a well fitted kitchen, integrated appliances and a sitting/dining room area which opens onto a full width decked balcony enjoying stunning views and afternoon sun.

In one corner of the living space a turning staircase descends to the lower ground floor where there are two further bedrooms and a shower room together with a separate utility room. Both these bedrooms have double glazed doors out onto a broad stone paved patio in the rear garden. A gated access with steps along the left hand side of the property descends from the parking area at the front, down to the rear garden where a broad stone patio runs along the back of the house, beyond which is a large lawned area with hedge and tree boundaries on the National Trust side and close board fencing on the other two.



LOCATION

Polruan is a small village on the eastern side of the Fowey River fronting the deep natural harbour with a river fronting quay and waterfronting properties on both sides. The village benefits from a pub, small supermarket, a tearoom, church, general store and a primary school. There is a pedestrian ferry to Fowey (on the opposite side of the river), and a bus to Looe and Liskeard. The most direct vehicular access to Fowey and St Austell being via the car ferry from nearby Bodinnick.

5 The View is situated near the top of the village, making it easy for access in and out yet the facilities offered by Polruan village are a walk away down the hill, as is the quay, a small beach and the waterfront. All the amenities can be easily accessed from the property.

Fowey, on the opposite side of the river is one of Cornwall's most historic and unspoilt seaport towns which first grew as a fisherman's village and developed into a naval seaport in the 14th Century as well as a busy base for pirates! Fowey is renowned for its safe water anchorage and excellent sailing. The deep natural harbour of the Fowey River is a charming and picturesque inlet between imposing headlands, extending about 6 miles inland to Lostwithiel with a good depth of water for the first mile or so. Fowey has all the activities of a busy working harbour with ships of many nations entering and leaving. There are both car and passenger ferry links across to Polruan running throughout the daylight hours.

The estuary, Fowey and Polruan have survived the past century virtually unscathed and unchanged by developments and have strong associations with Daphne du Maurier and Sir Arthur Quiller-Couch, both famous novelists. In August the harbour is the scene of the royal regatta one of the country's finest. Fowey's amenities include a profusion of seafood restaurants, pubs, antique shops, galleries, primary and secondary schools and an eclectic mix of high street shops including some national stores and independent traders. Other nearby attractions include the Eden Project and the Lost Gardens of Heligan. There are mainline rail links in the nearby villages of Par and Lostwithiel, both of which are on the mainline to London Paddington with approximate travel time of 4½ hours.



THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

Recessed covered entrance with outside courtesy light and paved flooring. Double glazed door and full height window opening onto:-

ENTRANCE HALL Engineered oak flooring with underfloor heating, inset ceiling downlighters, built-in storage cupboard with access hatch to the floor heating manifolds and wall mounted electric consumer circuit breaker boards, telephone point. Doors off to:-



BEDROOM 1 – 12'2" x 9'6" extending to 15' Double glazed windows overlooking the front garden, television aerial point, wall mounted thermostatic control, inset ceiling downlighters, loft hatch access. Door to:-



EN-SUITE SHOWER ROOM Double size shower tray with complementary tiled wall surrounds and fitted shower with chromium fittings, wash hand basin set on a vanity cabinet, low level wc with concealed cistern and toiletry shelf above, part tiled walls. Wall mounted mirror. Inset ceiling downlighters and extractor fan. Electric chromium ladder radiator/towel rail.

BEDROOM 2 – 11'8" x 10'2" Double glazed window to the side, television aerial point, wall mounted thermostatic control for the underfloor heating.

BEDROOM 3 – 11'8" x 9'9" Three double glazed windows overlook the front driveway, television aerial point, wall mounted thermostatic control for the underfloor heating.

FAMILY BATHROOM White suite comprising a panel enclosed bath with mixer tap and shower attachment with tiled wall surrounds, double shower cubicle with tiled wall surrounds and shower with chromium fitments. White ceramic wash hand basin with mixer tap on a vanity cabinet. Low level wc with concealed cistern and toiletry shelf above, part tiled walls, wall mounted mirror, tiled floor with underfloor heating, electric chromium ladder radiator/towel rail, opaque double glazed window. Inset ceiling downlighters.



SITTING ROOM / DINING ROOM / KITCHEN – 25'6" x 24'6" A beautifully light room at one end of which are twin double glazed doors flanked by large windows on either side providing panoramic views out over the sea, the coastline, Fowey town and countryside beyond. Further double glazed sliding door and window in this wall also provide the same views and both doors open out onto a:-





BALCONY – 28' x 5'3" (to the glass) Stanchionless glass safety panels on all sides, low maintenance composite decking. This is the perfect area for alfresco dining and to enjoy the incredible views.

The room has engineered oak flooring throughout with underfloor heating and in one corner is a fitted kitchen with matt dark grey cabinets comprising a comprehensive range of base level cupboards and drawers with further matching wall cupboards and three full height units all on soft closers.



Surrounding white marble effect composite stone worktop surfaces and upstands with inset 1½ bowl stainless steel sink unit, Britan chromium mixer tap and flexible spray hose. An excellent range of integrated appliances include a fitted fridge and separate freezer, double oven and grill, dishwasher, pull out recycling and waste bin drawer and a four ring Neff ceramic hob with central rising extractor. From one side of a peninsula worktop is a long breakfast bar. The room is triple aspect with a double glazed window by the kitchen overlooking woodland. Three double glazed skylight

windows and an excellent array of inset ceiling downlighters, wall mounted thermostatic control for the underfloor heating, television aerial point.



In one corner of this large reception area a turning staircase with oak handrails and glass balustrading, descends to the:-

LOWER GROUND FLOOR

HALLWAY Built-in understairs storage cupboard, inset ceiling downlighters, wall mounted thermostatic controls for the underfloor heating. Doors off to:-

BEDROOM 4 – 17'2", narrowing to 14' x 13'6" A superb dual aspect room with stunning sea and coastal views in one direction and views across the back garden with double glazed sliding patio doors and windows on either side, opening onto a large rear paved terrace. Inset ceiling downlighters, television aerial point, wall mounted thermostatic control for the underfloor heating.



BEDROOM 5 / STUDY – 11'5" x 11'3", extending to 12'8" in one corner. Dual aspect with a double glazed sliding patio door and adjacent window opening onto and overlooking the rear garden, also providing oblique views to the sea and coast. Side double glazed windows overlooking woodland. Inset ceiling downlighters, television aerial point, wall mounted thermostatic control for the underfloor heating.



SHOWER ROOM White suite comprising a tile enclosed shower cubicle with fitted shower and chromium fitments, white ceramic wash hand basin on a vanity cabinet, low level wc with concealed cistern and toiletry shelf above, part tiled walls, wall mounted mirror, extractor fan. Inset ceiling downlighters, electric chromium ladder radiator/towel rail. Tiled flooring with underfloor heating.



UTILITY ROOM Built-in range of fitted cupboards with worktop surface, built in stainless steel sink and mixer tap, double glazed door to the side, oak flooring with underfloor heating, undercounter space for appliances.

OUTSIDE

5 The View is situated at the end of a no-through road, where the left branch provides parking for several vehicles in front of the house and the right is overflow area or turning space. There is a **SINGLE GARAGE – 16'4" x 12' (developers measurements)** en bloc on the approach to the property which is the nearest to number 5. The garage has mains water to a stop cock and a power connection with light and power points. There are steps on either side of the house which, on the right hand side, descend to the air source heat pump. On the left hand side a gated access has steps all the way down the side of the house to a broad stone paved patio



at the rear beyond which is a lawned area. The rear garden has a delightful aspect, siding onto National Trust woodland and at first floor level, at the rear, is a large balcony off the main living room which provides panoramic views over the sea, coast, across the Fowey river and miles of open countryside beyond.



GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE PL23 1FF.

SERVICES Mains water, mains electricity, mains drainage. Air source heat pump provides underfloor heating to both the ground floor and first floor.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Superfast broadband available – 80Mbps download speed. 20 Mbps upload speed..

COUNCIL TAX BAND E (see www.mycounciltax.org.uk).

DIRECTIONS Entering the village of Polruan from the top of the hill follow the road down into the village heading towards the waterfront. Enter the twenty mile an hour speed limit zone, go past Ferris Way on your right, Ocean View on your right and take the next turning right into Greenbank. Proceed up the hill and take the first turning right, go past the fire station and in to Kendal Park. Follow the road up a hill, round to the left and as you cross over onto a new tarmaced road you will be in The View. Number 5 is the last house on the left hand side at the end of the close.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

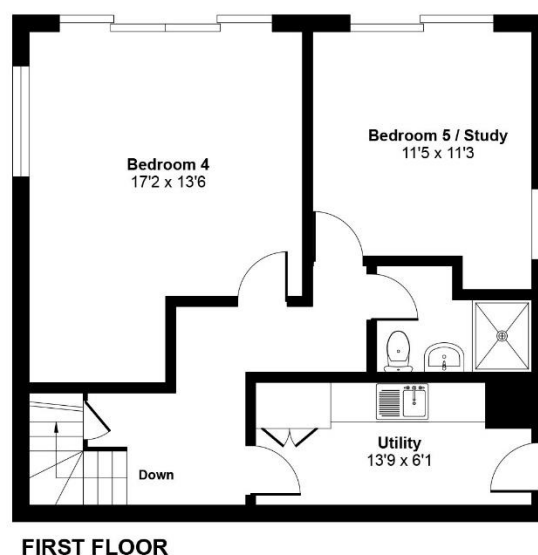
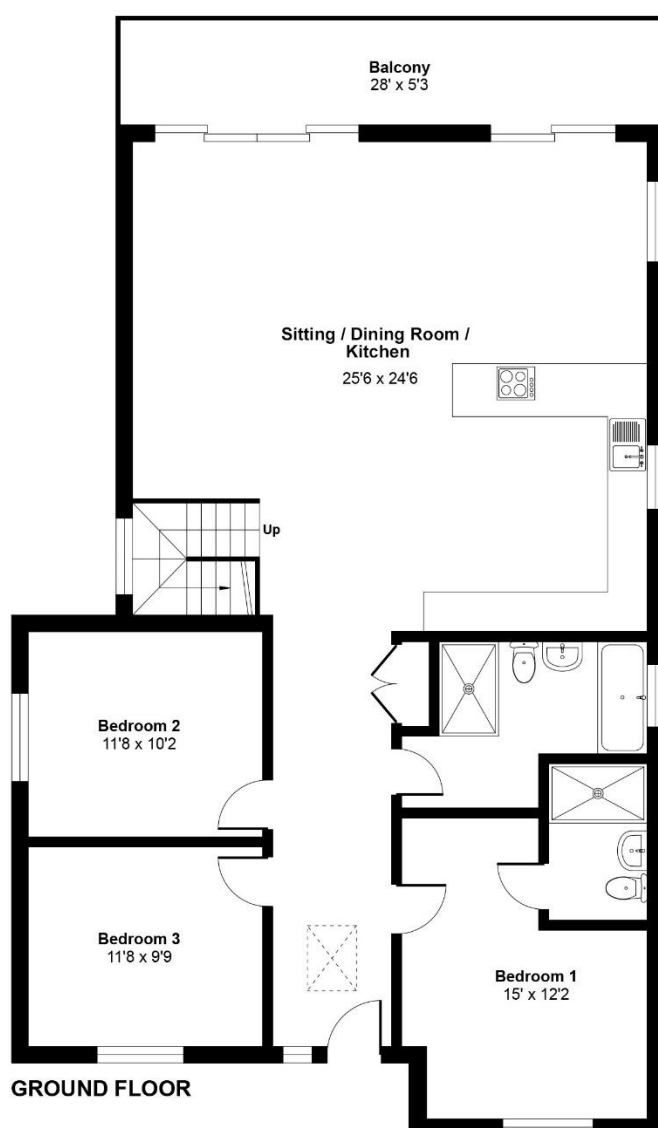
Approved Redress Scheme

Not to scale – for identification purposes only.

The View, Kendall Park, Polruan, Fowey, PL23

Approximate Area = 1882 sq ft / 174.8 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lillcrap Chilcott. REF: 1250148

