



19 Meadow Close,





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Polruan, Fowey, PL23 1QS

Harbour 0.4 miles - A38 13.6 miles - Plymouth 35.7 miles

A spacious coastal home with fabulous panoramic views over the estuary and coast beyond.

- No Onward Chain
- 4 Bedrooms
- Off Road Parking
- Freehold
- Stunning Waterside Views
- Garden
- Garage
- Council Tax Band: F

Offers In Excess Of £599,950

## SITUATION

The property enjoys an elevated position within the coastal village of Polruan, to the east side of the Fowey estuary on the beautiful South East Cornwall Heritage coastline. This charming and relaxed village remains untroubled by the frenetic bustle of its neighbour, Fowey, which is linked by a regular ferry service. The waters of the estuary are renowned with deep-water moorings and some of the finest sailing waters in the country. Close to the property is access to the South West Coast Path with beautiful unspoilt walks along the coastline in both directions. The village enjoys a strong community spirit, two public houses, local shop, village primary school and post office.

## DESCRIPTION

A well presented 4 bedroom detached house in the Polruan Conservation Area and AONB. The property sits within an elevated position overlooking the village, where you can enjoy uninterrupted views of the estuary, spending hours observing the comings and goings in this stunning natural deep water inlet.





## ACCOMMODATION

Front door into the conservatory which offers a seating area, taking in the fine views the property has to offer, a door to the utility room with a sink, space and plumbing for appliances and houses the boiler. A further door leads to the rear garden. From the conservatory a door leads to the inner hallway with doors to all four bedrooms and shower room with a walk in shower, wash hand basin, WC and heated towel rail. Three of the bedrooms benefit from built in storage and bedroom 1 has an ensuite with a wash hand basin, corner shower and WC. The two bedrooms to the front of the property enjoy fabulous views across the estuary.

Stairs rise to the first floor with a kitchen/dining room, the kitchen comprises a range of base and wall units, integrated appliances including a double oven and dishwasher, induction hob with an extractor over and sink. The room offers an excellent space for entertaining, with ample space for a dining table and further seating, enjoying the views from a large window to the end of the room. The spacious sitting room benefits from sliding patio doors which open to the balcony area taking in the full panoramic views. The first floor is completed by a cloakroom with a WC and sink and a further useful storage cupboard.

## OUTSIDE

The driveway offers parking for 2 cars in front of the integral garage. There is an area of lawn with mature shrubs and a path leads to a side access to the rear garden, steps from the driveway lead to the front door with an area of decking.

The large rear garden has been beautifully landscaped to create areas of lawn, flower beds with mature shrubs and plants and a patio area ideal for outdoor dining.

## SERVICES

Mains electricity, water and drainage, oil fired central heating. Broadband availability: Superfast and Standard ADSL, Mobile signal coverage: Voice and Data limited availability. Please note the agents have not inspected or tested these services.

## VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags.

## DIRECTIONS

As you come into the village in approximately 0.3 miles turn left onto Greenbank, turn left again towards Meadow Close and continue to the end of the road where the property can be found on the right hand side.

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

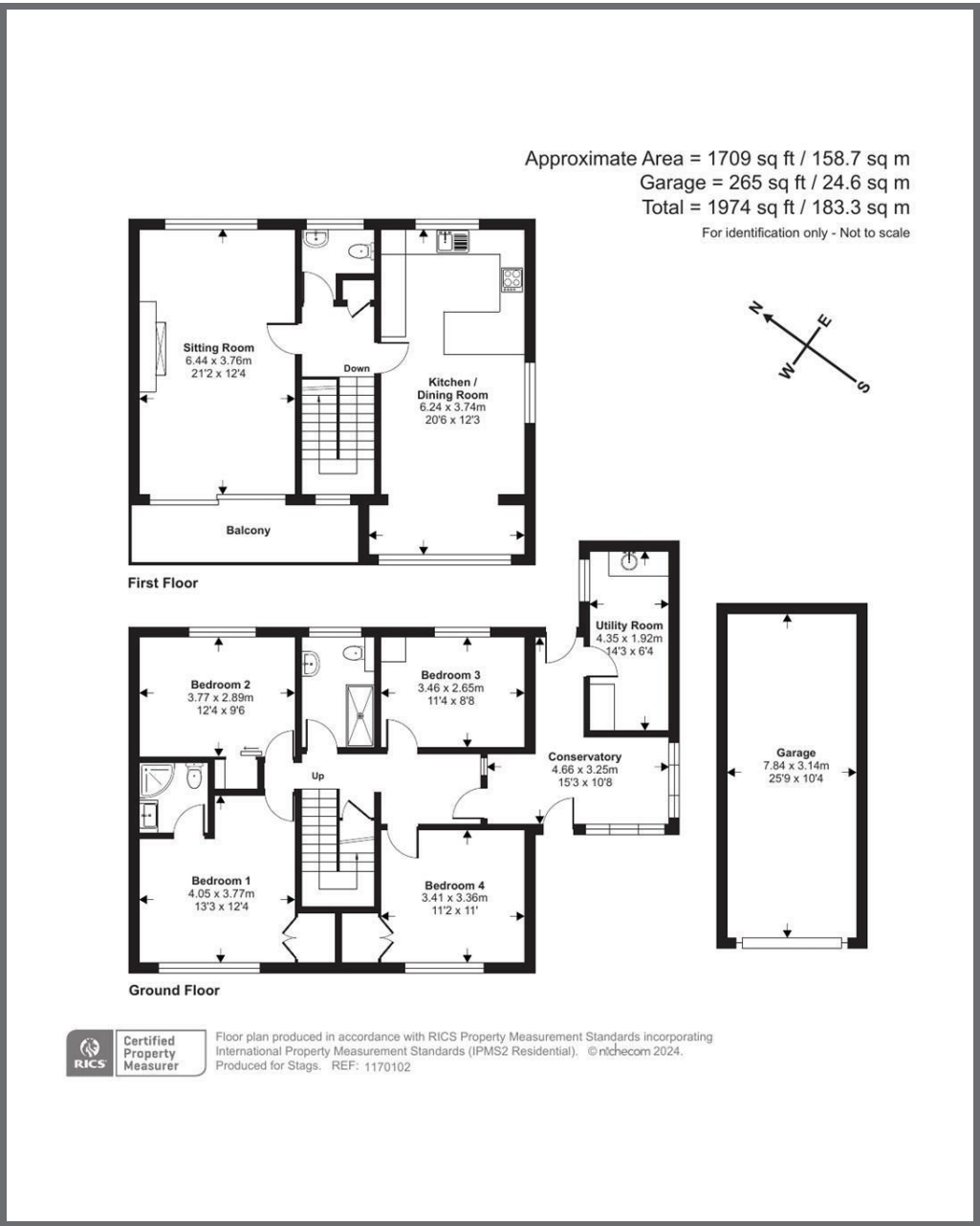


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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