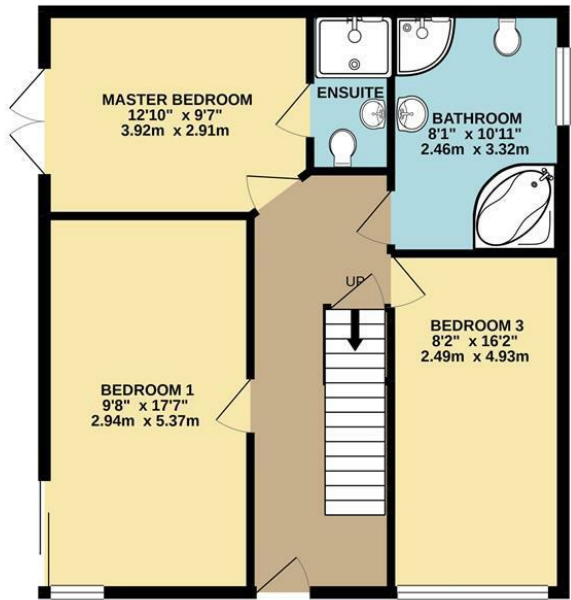




12 UPPER POLMEAR,
PAR, PL24 2FY
GUIDE PRICE £550,000



TOTAL FLOOR AREA : 1460 sq.ft. (135.7 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 STUNNINGLY PRESENTED, 4 BEDROOM DETACHED HOUSE WITH PANORAMIC SEA VIEWS, BALCONY, GARDEN ROOM, BEAUTIFUL LANDSCAPED GARDENS AND OFF ROAD PARKING. AN ABSOLUTE MUST SEE!

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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.



12 Upper Polmear, Par, PL24 2FY

LOCATION

Upper Polmear is a private road with commanding panoramic views over St Austell Bay. It sits behind Polmear Parc, an extremely sought after location on the outskirts of the popular village of Par. Within walking distance are the many local amenities Par offers including Post Office, hairdressers, convenience stores, doctors surgery, athletes track, great pubs, takeaways and boasts a fantastic community network group constantly bringing the village together.

A short stroll from the property will find you on Par beach, one of the handful of all year round dog friendly beaches in Cornwall. This will also give you access to the fabulous Cornish coast path. The many attractions of Cornwall are also close by. Within a 3-4 mile radius are some real Cornish gems including the ancient port of Fowey, the Eden Project, Charlestown harbour and Luxulyan Valley.

Travelling to Par couldn't be easier, it has a train station on the Penzance to Paddington mainline, is on a direct bus link and is only 35 minutes from Newquay airport.

ACCOMMODATION

12 Upper Polmear is a stunningly presented 4 bedroom detached home set in an elevated position enjoying panoramic sea views over St Austell Bay.

From the entrance hall, stairs rise up to the first floor where the cleverly designed, reverse accommodation allows the sweeping sea views of St Austell bay to be savored from the open plan living area and full length balcony.

The central staircase acts as a natural divide between the sitting area and dining area. Both enjoy patio doors opening onto the balcony.

The contemporary, sleek, well-fitted kitchen includes an integral dishwasher, washing machine and a coffee maker. The Neff double oven also features a grill and microwave. There is a Smeg American fridge freezer available by separate negotiation.



A door leads off from the kitchen into a double bedroom with en suite wet room which would make an ideal guest bedroom. A further door opens into a magnificent, fully glazed, spacious conservatory allowing you to enjoy the garden in all weathers.

On the ground floor are three double bedrooms, two of which have French doors opening onto the adjacent seating area. Bedroom 1 has built-in wardrobes, and the principal bedroom benefits from an en suite shower room. Also on the ground floor is the spacious family bathroom equipped with a corner spa bath, separate shower, wash basin with vanity unit and WC.

The property has gas underfloor heating on both floors.

Outside

The attention to detail shown in the interior of the property continues into the gardens. With well-considered landscaped designs offering individual areas to sit and relax in the corner sized plot.

To the front, attractive, mature shrubs and lawned areas run adjacent to the driveway, providing parking for up to 3 cars. To the side of the property is a wooden shed and summerhouse, which is insulated with power and light, and there is further ample storage space on each side of the property if required. To the rear, a beautiful terraced garden, accessed through sliding doors from the conservatory, provides seating areas to enjoy the sun and sea views.

EPC RATING C

COUNCIL TAX BAND - E

TENURE - FREEHOLD

Local Authority

Cornwall Council

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