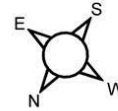




MAY WHETTER & GROSE

THE GARDEN HOUSE BATTERY LANE, POLRUAN, PL23 1PW GUIDE PRICE £3,200,000

The Garden House, Battery Lane, Fowey
Main House internal area 3,835 sq ft (356 sq m)
Garage internal area 370 sq ft (34 sq m)
Outbuildings internal area 240 sq ft (22 sq m)
Total internal area 4,445 sq ft (413 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
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A BEAUTIFUL CLIFFTOP PROPERTY SENSATIONALLY POSITIONED AT THE MOUTH OF THE RIVER FOWEY, ENJOYING BREATHTAKING VIEWS AND DIRECT ACCESS TO THE BEACH.

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
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The Garden House Battery Lane, Polruan, PL23 1PW

The Property
 The Garden House is a charming period property with a wealth of original character details, set in a stunning elevated position in the village of Polruan, overlooking the mouth of the River Fowey, with magnificent views out to sea. The property features beautiful, sprawling gardens, which run all the way to the waterside, providing direct access to the estuary for sailing and other watersports.

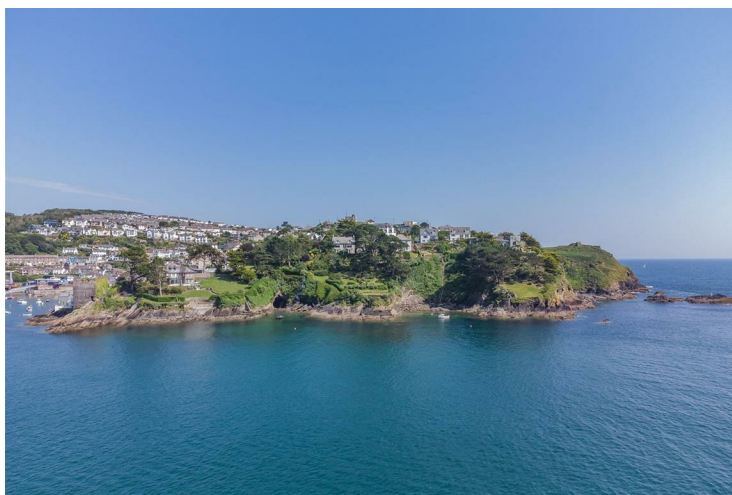
The house, which has been in the same ownership for 30 years, provides almost 4,000 square feet of beautifully presented accommodation, including airy reception rooms with high ceilings, large sash windows and elegant cornicing. These include the comfortable family room, with its splendid cast-iron fireplace and bay window offering views across the gardens. A further reception room has a delightful bar making it ideal for entertaining, while the 26ft sitting/dining room is another impressive reception space with a dual aspect, stripped wooden flooring, a fireplace fitted with a logburner and space for both a seating area and a family dining table.

Across the back of the ground floor, the kitchen and breakfast room offers bespoke fitted English Oak units, a central island, a split butler sink and a 4-oven Aga, as well as skylights welcoming plenty of natural light. There is also a wine cellar, walk-in larder and a laundry, providing additional space for home storage and appliances.

The first floor provides three double bedrooms, one of which could be used as an office. The principal bedroom has a large panoramic bay window, offering stunning views across the water, as well as a dressing room and en suite bathroom. The first floor also has a home gym and a family bathroom with a luxury freestanding bateau bathtub and a walk-in shower. On the second floor you will find a further two bedrooms, both of which have access to eaves storage space

Outside
 The property is situated on the peaceful Battery Lane, with off-road secure parking for three vehicles in the double garage and adjacent platform. There is an entrance into the first-floor gym at the rear of the house while the main entrance is at the front, facing the harbour. The gardens at the front are west facing and enjoy a magnificent elevated position overlooking the River Fowey estuary, with views out to sea.

There are terraced areas at the sides, as well as a greenhouse and a summer house, while beyond, the gardens drop away to reveal terraced lawns, peaceful meadows and wooded areas, as well as a badminton court or croquet lawn. The gardens lead right to the point, where there are stone steps providing access to the beach and water's edge.



The Location
 Set in an Area of Outstanding Natural Beauty, Polruan-by-Fowey lies on the east bank of the River Fowey, just inside the entrance to Fowey harbour. The village has its own thriving primary school, general store, sub post office, tearooms, two public houses and a long-established boat building and repair yard. Polruan's quay is a short walk from the property, from which leaves the regular passenger ferry to Fowey, where there is a wider range of shops and businesses generally. Fowey harbour is particularly well-known as a popular sailing centre and provides a safe anchorage for craft of all sizes. This very beautiful part of South Cornwall provides some wonderful coastal and inland footpaths, many of which are in the ownership of the National Trust.

Once away from the immediate local lanes, there are good road links via the A390 and A38/A30 to the motorway system. Mainline railway connections to London Paddington can be made from a number of local stations.

Freehold
Services
 Mains water and electricity, oil-fired central heating, private drainage. We understand that the private drainage at the property may not comply with the relevant regulations.

What3Words: ///hologram.treatment.doors
Wayleaves and easements
 The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Council Tax Band - G
EPC Rating - E