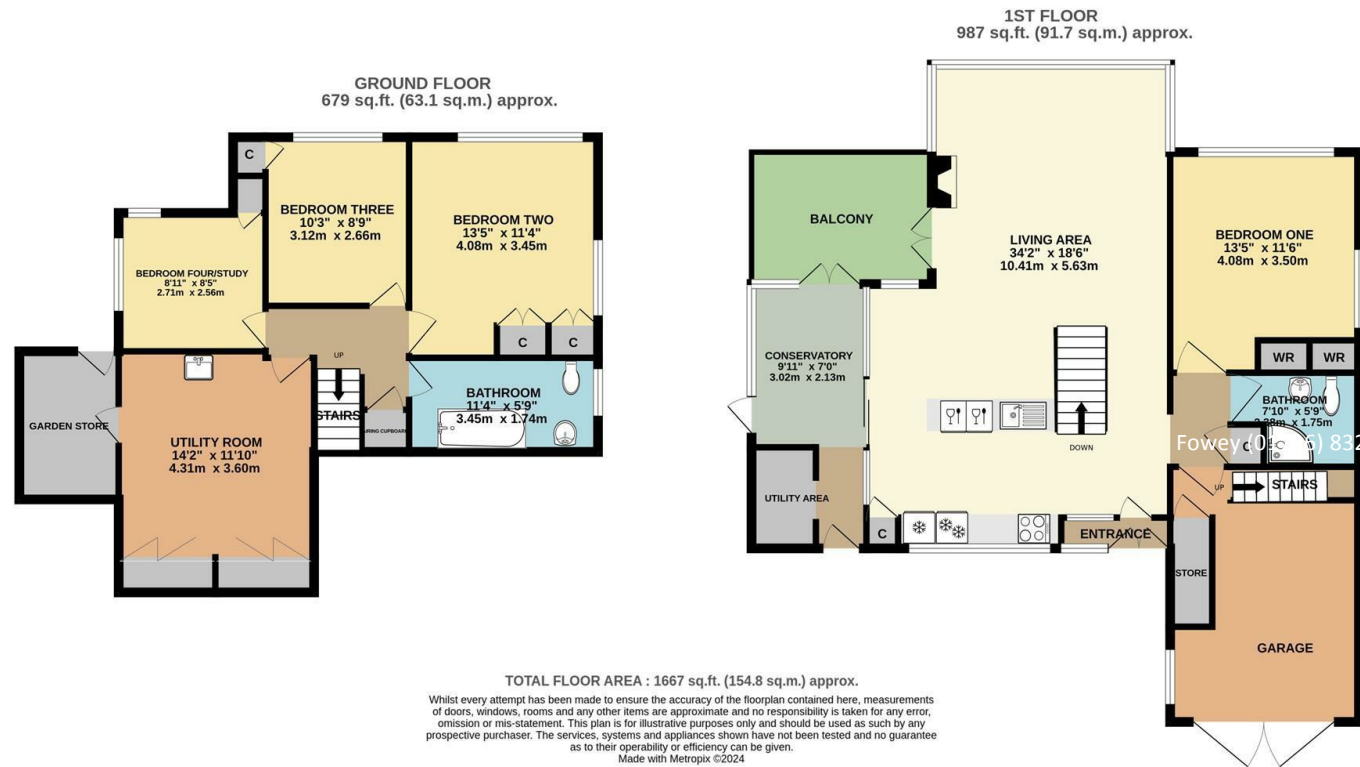




**10 MEADOW CLOSE,
POLRUAN, PL23 1QS
GUIDE PRICE £575,000**



A FOUR BEDROOM DETACHED HOUSE IN A COMMANDING POSITION IN THE HARBOURSIDE VILLAGE OF POLRUAN WITH SPECTACULAR FAR REACHING VIEWS OVER FOWEY HARBOUR, THE WEST BANK OF THE FOWEY RIVER AND THE SURROUNDING COUNTRYSIDE. GARDENS, GARAGE AND PARKING.

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10 Meadow Close, Polruan, PL23 1QS

The Location
 Polruan lies on the east bank of the river Fowey, just inside the entrance to Fowey harbour. The village has its own general stores, sub post office, tea rooms, two public houses and a long established boat building and repair yard. The village is connected to Fowey, which has a wider range of small shops and businesses catering for most day to day needs, by a regular passenger ferry. The immediate area is surrounded by many miles of wonderful coast and countryside, much of which is in the ownership of the National Trust.

Once away from the immediate local lanes, there are good road connections to the motorway system via the A38/A30. Railway connections (London Paddington) can be made at a number of local stations (Par, Liskeard & Lostwithiel).

The Property
 Situated in a sought after and quiet location with stunning views to the harbour and out to sea.

With accommodation arranged over 3 floors and the living accommodation positioned to make the most of the wonderful views, the house would suit a purchaser looking for a main home or spacious second home/holiday let.

There is on site parking and easy access in and out of the village. The property benefits from solar photovoltaic panels that generate electricity and qualify for a feed in tariff. There are also solar thermal panels which supplement the hot water heating.

The front door opens to the entrance level where there is open plan living accommodation comprising a well appointed kitchen with range of base and wall units and tiled floor. Stairs lead down to the lower floor.

A dining area leads from the kitchen and sliding doors open to a conservatory with tiled floor with space for sofa and chairs. A further sliding door leads to a balcony with ample space for table and chairs, an ideal area for al fresco dining and enjoying the views.

The dining area opens out to the sitting room/living space, with hearth housing a feature stone fireplace with an open fire for supplementary heating. A large window offers panoramic views of the harbour and across to Fowey. Attractive Canadian oak flooring stretches throughout the living area.



An opening leads to small hallway with cupboard and a door opens to a double bedroom offering fabulous harbour views and built in wardrobes.

There is a stylish shower room with shower cubicle, wash basin and WC.

From the hallway, steps lead up to the garage with double doors opening to the driveway. There is also a further useful storage area.

From the living area, stairs descend to the lower floor, where the hallway leads to a further good size double bedroom with lovely views across to the harbour and Fowey beyond. There are useful built in cupboards. There is a further small double, again with lovely views and a built in cupboard and a further generous single bedroom/study with cupboard space.

A family bathroom has panelled bath, wash hand basin and WC.

Also accessed from the downstairs hallway, there is a very useful utility room with Butler style sink, plumbing for washing and range of built in cupboards. A door opens to a garden store, with further door opening to the side of the property and the garden.

Outside
 The house is set back from the road with a front garden planted with mature shrubs. Steps lead down to the front door. From the road a driveway leads to the Garage from which there is internal access to the house. There is a large garden to the rear with a set of steps leading down from a paved terrace, adjoining the rear elevation, to a large grassed area with mature shrubs. There are outstanding views of the harbour from the garden.

EPC Rating - D
Council Tax Band - Non Domestic
Freehold

Viewing
 By appointment with the owners Agents: May Whetter & Grose, Estuary House, 23, Fore Street, Fowey. PL23 1AH.Tel: 01726 832299 Fax: 01726 832866 Email: info@maywhetter.co.uk

Services
 None of the Services, Systems or Appliances at the property have been tested by the Agents.

Local Authority
 Cornwall Council, County Hall, Truro Cornwall.