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COPPER CREST 4 BATTERY PARK, POLRUAN, FOWEY, PL23 1PT

PRICE GUIDE £1,150,000





An outstanding contemporary coastal house with excellent eco credentials (EPC rated A), in a prized residential setting and commanding awe inspiring sea views over Gribben Head and the Fowey Estuary. About 1950 sq ft, Verandah, Kitchen/Dining/Family Room, Sitting Room, Balcony, Luxurious Principal Bedroom with Dressing Room and Ensuite Bath/Shower Room, 2 Further Double Bedrooms (1 Ensuite), Wetroom Shower/WC, Laundry, 22 Panel Solar PV, 9.5kw Battery Storage, EV Point, Level Driveway, Garage, Extensive Gardens with over 750 sq ft of paved sea facing patio.

BEACH/HARBOUR 450 METRES, FOWEY 0.5 MILES, PLYMOUTH/ TRURO 31 MILES, EXETER 75 MILES, PENMARLAM BOAT PARK 3 MILES

LOCATION

The exclusive residential area of Battery Park lies on the southern edge of the historical harbourside village of Polruan, the property enjoys a captivating south and west aspect over the village, the coastal waters and unspoilt coastline parts of which are in the ownership of the National Trust as far as Gribben Head and incorporating views of Readymoney Beach and the Fowey estuary. The Quay Beach and Polruan Harbour are a short stroll away (400 metres). Polruan is an immensely pretty and steeped in history Cornish fishing village, with a number of small local shops, two pubs, excellent primary school and water frontage facilities, quayside, yacht moorings and direct access to the spectacular South West Coast Path only 45 metres away.

The town of Fowey is accessed either by a passenger ferry from Polruan Harbour or vehicle ferry from Bodinnick (4 miles) and provides further and more comprehensive facilities. Large areas of the local coastline are owned by The National Trust, and offer glorious walks along the Cornwall South West Coast Path to Pencarrow Head and ultimately to Polperro. Taking in the notable beauty spots of Lantic Bay and Lansallos Cove. The cities of Plymouth and Truro are both within about a one hour drive.

Penmarlam Boat Park (X miles) provides storage and launching solutions to a wide range of day boats, yachts, kayaks and dinghies.



DESCRIPTION

Copper Crest comprises a fabulous seaside house which has been extensively refurbished/remodelled to a luxurious contemporary standard and incorporates many energy saving features including 22 solar panels, 9.5kw Givenergy battery, EV point, a NVHR system and high levels of insulation to provide an exceptional energy performance rating of A.

The house was originally architect designed to take full advantage of this perfect coastal setting and the fine views enjoyed across the coastline and mouth of the Fowey Estuary. Our client has taken great care to enhance the architecture and capitalise on the views still further and the house has evolved into the perfect maritime home, well suited to full time owner occupation or indeed as a luxurious second home/holiday let. There are numerous features including porcelain tiling, Neff appliances, Quooker tap, Siberian Larch cladding, black aluminium double glazing and oak floating tread staircase amongst many others.

The accommodation extends to about 1950 sq ft and briefly comprises - GROUND FLOOR - Spacious Kitchen/Dining/Family Room with wide sliding patio door to terrace and access to the Verandah - Pantry - 2 Double Bedrooms (one with Ensuite Shower/WC) - Wetroom Shower/WC - Plant/Store - FIRST FLOOR - 24' Sitting Room with wood burner, vaulted ceiling and patio door to Balcony - Luxurious Principal Bedroom with patio door to balcony, this bedroom has a superb Dressing Room/Walk In Wardrobe and indulgent Ensuite Bath/Shower Room.

OUTSIDE

The property is approached over a long unmade lane serving a number of residential properties. The private drive provides level parking for at least 4 cars (or 3 cars and a dinghy). There is a single garage with electric door and tiled floor. The landscaped gardens are level and have a stunning south and west aspect with a wide vista over the wooded Fowey valley, estuary and sea. The gardens include a wide verandah and large granite paved terrace (maximum dimension 59' x 21' and providing fabulous entertaining space with a sunny south west aspect.

EPC RATING - A, COUNCIL TAX BAND - F

SERVICES - Mains water, electricity and drainage. Broadband - Superfast available. Mobile Coverage - Indoor - Limited/Likely, Outdoor - Likely.

DIRECTIONS



Using Sat Nav - Postcode PL23 1PT







Battery Park, Polruan, Fowey, PL23

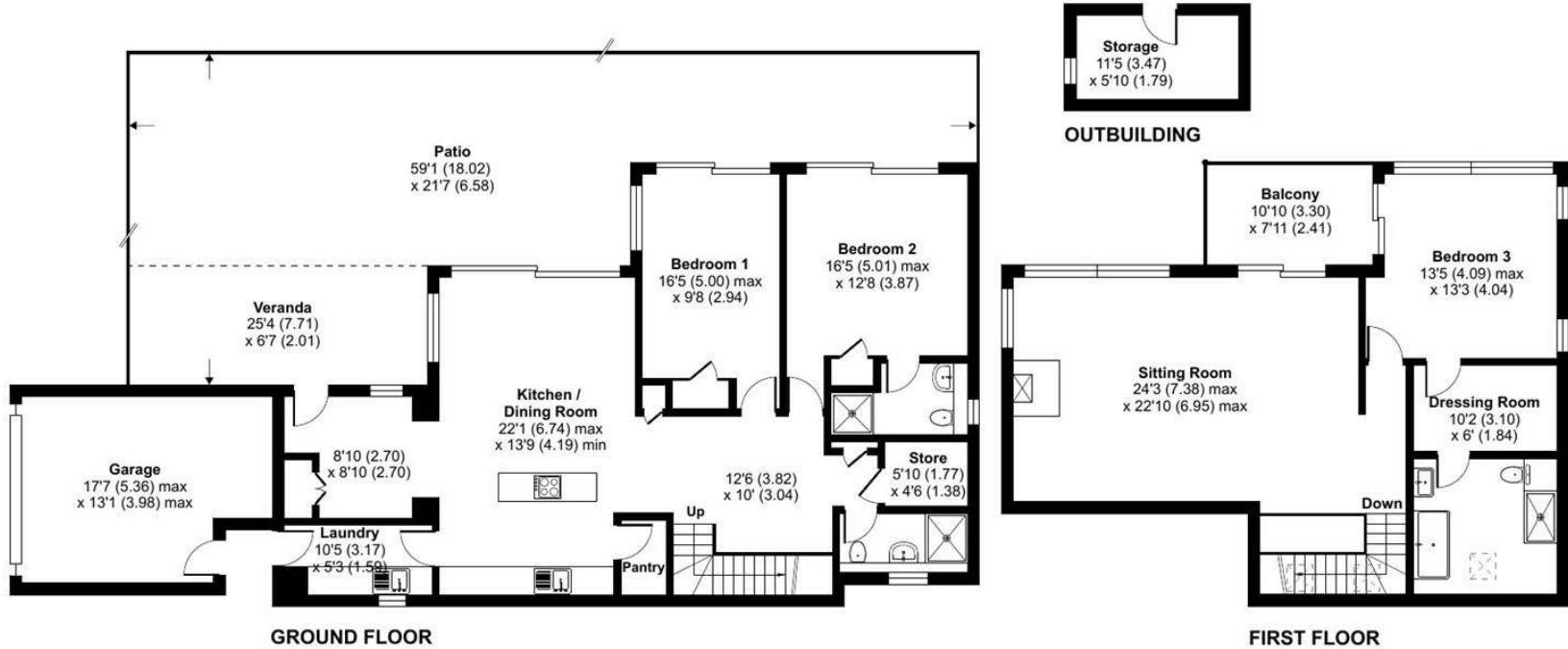
Approximate Area = 1950 sq ft / 181.1 sq m

Garage = 211 sq ft / 19.6 sq m

Outbuilding = 67 sq ft / 6.2 sq m

Total = 2228 sq ft / 207 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Scott Parry Associates. REF: 1263214

These particulars should not be relied upon.