



5, THE VIEW KENDALL PARK,
POLRUAN, PL23 1DJ
GUIDE PRICE £795,000



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A BEAUTIFULLY FINISHED 5 BEDROOM DETACHED HOME WITH OPEN PLAN LIVING SPACE AND LOVELY VIEWS ACROSS THE VILLAGE, SURROUNDING COUNTRYSIDE AND OUT TO SEA. LANDSCAPED, PRIVATE GARDENS, BALCONY AND PARKING FOR 2 VEHICLES. USEFUL OUTSIDE STORE. 5 THE VIEW HAS BEEN BUILT TO A HIGH STANDARD BY A LONG-ESTABLISHED LOCAL BUILDER AND WITH NO ONWARD CHAIN.



5, The View Kendall Park, Polruan, PL23 1DJ

The Property
A lovely contemporary styled home overlooking the Fowey Estuary and set at the top of the charming fishing village of Polruan. 5 The View enjoys panoramic and extensive vistas over the estuary and out to sea and is adjacent to National Trust Woodlands.

The View is an exclusive collection of five contemporary three, four and five bedroom homes, with enclosed gardens consisting of large patio areas to the rear along with lawn. Number 5 is built to a high standard and finished with a mix of natural stone, cedar timber cladding and metal cladding, and slate to create an interesting contemporary palette whilst reflecting the materials used within the vernacular of Polruan. The house is designed to be very energy efficient with very low running costs and underfloor heating on both ground floor and entry floor. All rooms have individual room temperature controls. Accessed via a private road with ample parking.

Cherry trees and wildflower grass lines the development creating areas of natural habitat, giving you a feel for the Cornish countryside right on your doorstep, a very peaceful setting.

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).



Accommodation
Plot 5 is a five bedroom split level property, which benefits from a lower ground floor.

The property offers large hallway leading to a vast, light filled open plan kitchen/living space at entry level, comprising a modern kitchen with Neff integrated appliances including fridge/freezer, compact oven, single oven, microwave and dishwasher. A contemporary living and dining area has beautiful oak flooring with large windows and doors which open to a sizeable balcony - an ideal space to take in the view.

Also on the entry level, there are 3 double bedrooms, one of which has a stylish en suite shower room. There is also an elegant family bathroom with travertine style tiles to wall and floor. All bathroom benefits from Parke and Taylor vanity units, and Kudos shower screens with deluge shower heads and hand showers.

From the open plan living area, an oak staircase leads down to the lower floor where there is a useful utility room, with base and wall units, cupboard housing the pressurised water tank and heating controls.

There are two further bedrooms and a luxury family bathroom.

With the flexible accommodation, the property offers the potential for multi-generational living.

Outside
The property comes with two parking spaces, landscaped garden area, sandstone paved patio to front and rear, and useful outside store, with power, light and water supply. There is also a full width first floor balcony.

Every attention to detail is being deployed with regards to the environmental impact of the site, working to strengthen the existing Cornish hedging, planting insect friendly wildflower meadows and encouraging bird life. An Eco Dan air source heat pump is located to one side of the building. The property is completed with Superfast broadband and fitted with high quality premium carpets.

EPC Rating - Predicted B
Council Tax Band - Awaiting

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

Local Authority
Cornwall Council.