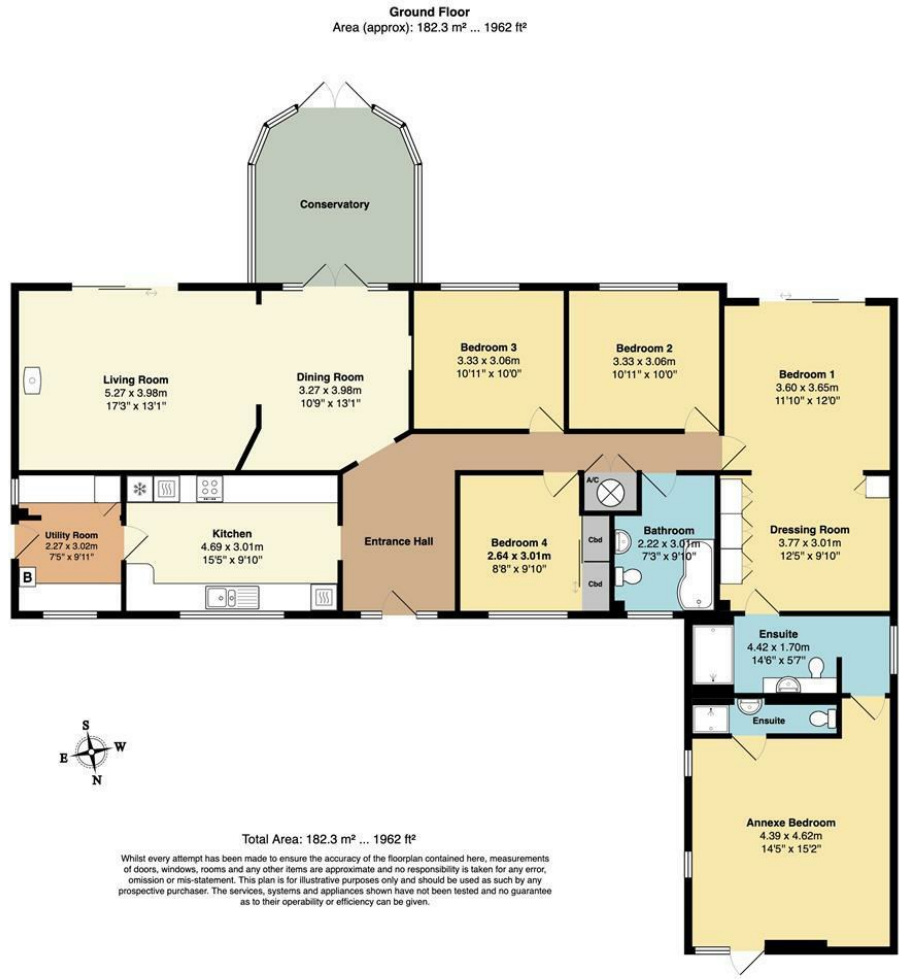




**POLROSE BUNGALOW ,
PAR, PL24 2RU
GUIDE PRICE £675,000**



AN IMMACULATELY PRESENTED, 5-BEDROOM DETACHED BUNGALOW WITH SPACIOUS AND VERSATILE ACCOMMODATION. BREATHTAKING, PANORAMIC VIEWS OVER THE CORNISH COUNTRYSIDE AND OUT TO ST AUSTELL BAY. AN ABUNDANCE OF OFF-ROAD PARKING, LARGE GARDENS AND TENNIS COURT.

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
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.



Polrose Bungalow Penpillick, Par, PL24 2RU

LOCATION

Set in an idyllic, rural location just off Penpillick Hill, within easy access of Par, St Blazey and Tywardreath and all the amenities these villages have to offer. For buyers who enjoy walking, Luxlyan Valley, with its World Heritage status, features beautiful pathways through the woods to the impressive Treffrey Via/Aqua duct and along the Par River.

The famous South West Coast Path can be explored, along with the Cornish attractions of the Eden Project, Lost Gardens of Heligan, Charlestown, and Fowey, all within a short drive away.

ACCOMMODATION

A rare and exciting opportunity to purchase an impressive 5-bedroom detached bungalow situated within generous gardens and boasting incredible panoramic views of the Cornish countryside and St Austell Bay. Set within an approximately 0.60-acre plot, the property offers versatile accommodation that lends itself to various family dynamics or rental potential.

The front door opens into a light and bright, warm and welcoming entrance hall, which feels like a room in its own right. Terracotta-style flooring flows throughout the entrance hall, dining area and along the hallway to the bedrooms.

Archways open into the kitchen, dining room and sitting room, giving a lovely open-plan feel, yet every room has its defined use.

The dining room tempts you in with glimpses of the stunning views awaiting, and it does not disappoint! From the dining room, double doors open into the conservatory, which fills the room with light and is the perfect place to sit, relax and take in the panoramic vista. From here, over the property's large garden, you can enjoy elevated views of the rolling countryside, St Austell Bay and Luxulyan Valley.

A large arch opens between the dining area and the sitting room, which, through large sliding patio doors, offers another setting to sit, relax and soak in the surroundings. The sitting room is kept warm and cosy by a free-standing wood burner, which also offers a focal point to the room, if you can distract yourself from the views.

The kitchen is modern, stylish, and very well-equipped with ample base and wall storage cupboards. Integral appliances include dishwasher, double oven, microwave, steamer, upright fridge, induction hob and a wine cooler.

Leading on from the kitchen is the utility room, which provides extra worktops, storage cupboards and space for a washing machine, tumble dryer and upright fridge freezer. The boiler is also housed here. A door gives access to the side of the property, which is very convenient when working in the garden or coming in wearing muddy boots and wet coats!



A hallway leads to three double bedrooms, all of which benefit from built-in wardrobes. Two of the double bedrooms enjoy the scenic views, and the third is currently used as an office. A family bathroom comprises a bath, a hand wash basin, a WC and a heated towel rail. Located in the hallway is a useful airing cupboard, housing the hot water tank.

From here, things get rather interesting! A spacious principal bedroom enjoys stunning views through sliding patio doors and incorporates an open-plan dressing room with fitted wardrobes. Leading from here into an ensuite shower room with handwash basin, WC and vanity unit under. A door opens from the rear of the en suite into a large, annexed bedroom with its own en suite shower room. The flexibility of these rooms could suit many different family dynamics or even offer a potential rental income.

The property benefits from being on mains gas, water, electricity and has a private drainage system.

OUTSIDE

To the front of the property, which is fully enclosed, is an abundance of parking, which is gravelled. There is a raised lawned garden with a wooden storage shed. A path leads around the side of the property to the rear garden, which is also enclosed.

A large patio area is an ideal place for al fresco dining and socialising whilst taking in the wonderful panoramic views. This can be accessed from the sitting room, conservatory and principal bedroom.

Most of the sizeable garden is lawned with mature shrubs, and a wooden shed provides storage for the lawnmower etc. For those who enjoy keeping fit, at the bottom of the garden, is a full-sized, enclosed tennis court! A wooden shed provides storage for sports kit and garden paraphernalia. To the side of the bungalow are two further wooden storage sheds, one of which is a log store.

EPC RATING - C

COUNCIL TAX BAND - F

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