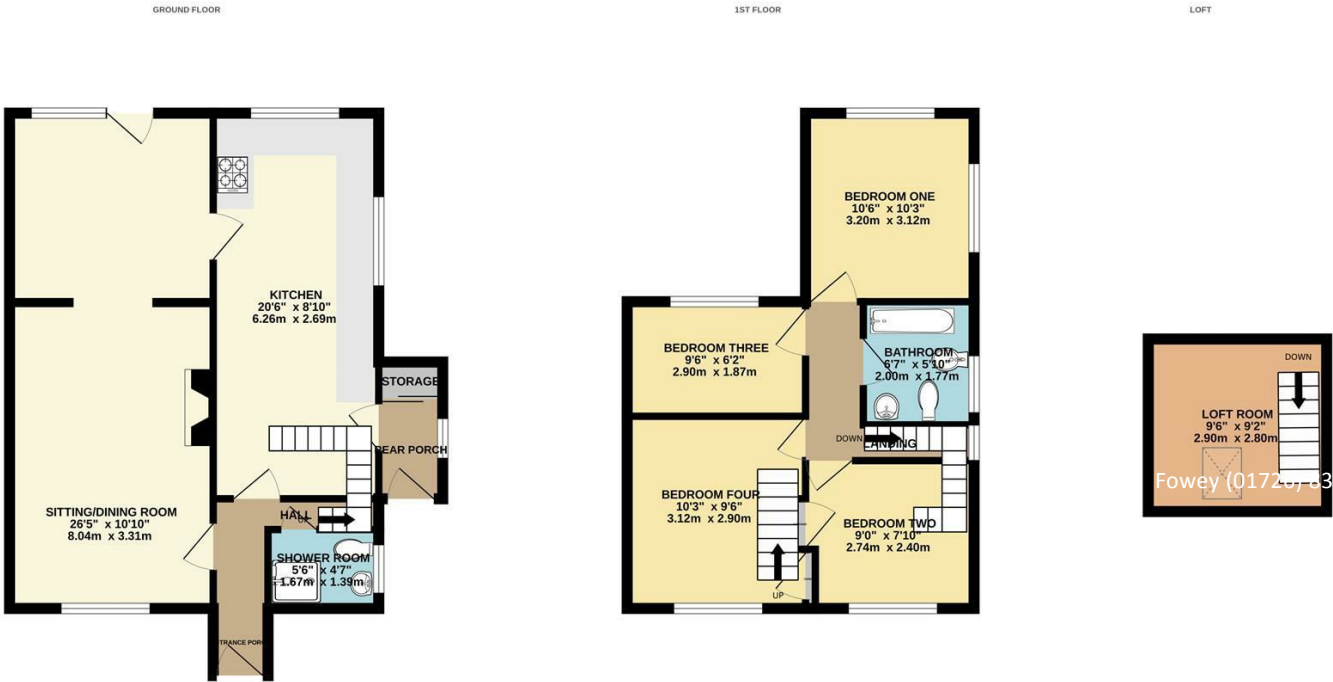




SUNDOWN, 3 BATTERY PARK,
POLRUAN, PL23 1PT
ASKING PRICE £395,000



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JUST A TWO MINUTE WALK TO THE COASTAL PATH, A WELL PROPORTIONED 4 BEDROOM SEMI DETACHED PROPERTY WITH PARKING . PRETTY FRONT AND REAR GARDEN AND VIEWS ACROSS TO FOWEY AND READYMONEY COVE FROM THE TOP FLOOR.

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Sundown, 3 Battery Park, Polruan, PL23 1PT

The Location

Polruan lies on the east bank of the river Fowey, just inside the entrance to Fowey harbour. The village has a number of local shops and businesses including a general stores, 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 immediately 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). Flights to London are made from Newquay.

Fowey is considered by many to be one of Cornwall's most attractive and least spoilt waterside towns. Lying on the west bank of the beautiful natural harbour which carries its name, it has a long and interesting history with a busy working harbour which still provides the town with a fascinating and ever changing maritime backdrop. Popular with yachtsmen, there are two local sailing clubs, good repair facilities and a well run Harbour Authority which looks after the day to day workings of the port.

For a small town Fowey has an excellent range of shops and businesses catering for most day to day needs. There are a number of first class restaurants and pubs and several exceptional hotels. The immediate area provides some of Cornwall's most spectacular scenery and offers a wonderful network of coastal and inland National Trust footpaths.

The Property

Situated in this lovely coastal village location, in an elevated position, yet just a stones throw from the beautiful coastal footpath, this property must be viewed to be appreciated. With views across the roof tops towards Fowey and Readymoney Beach, the property provides generous accommodation, with 4 bedrooms and stairs leading up to a further attic room with delightful views across towards Fowey. The property benefits from a parking space and well maintained, enclosed front and rear garden.

The property has been subject to recently installed solar panels and air source heat pump providing central heating, along with cavity wall insulation. The current owners use the property as their main home, however previously, the property has holiday let well and would serve both options equally.



Accommodation

The front door opens to an entrance hall with stairs leading to the first floor. A door opens to the sitting room with window overlooking the front garden. An open fire is set within a stone fireplace and an opening leads through to a dining area with sliding doors opening to the rear garden.

A door opens to the kitchen breakfast room with a range of base and wall units and ample worksurface over, dual aspect windows and tiled floor with space for a dining table and chairs. A door opens to a side porch providing access to the front garden and pathway.

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

Stairs from the hallway lead to the first floor where there are 3 double bedrooms and further single bedroom. From bedroom 4 (as described on the floorplan), steps lead to the attic room, with Velux window and views to the harbour and beyond to Fowey.

There is a family bathroom with panelled bath and shower over, WC, wash basin and bidet.

Outside

The property is accessed directly from Battery Park, where there is a parking space for one vehicle. Steps lead up to the front garden which is enclosed, and laid mainly to lawn, with attractive borders and hedging. Steps lead to the front door and a pathway leads around the side of the property to the side door. A gate opens onto a pedestrian walk way with easy access to the coastal footpaths. The path continues around the side of the property to the rear garden which is laid mainly to lawn, with hedging and borders. There is a timber shed for storage.

EPC RATING - B

COUNCIL TAX BAND - E

Services

None of the services, systems or appliances at the property have been tested by the Agents

Local Authority

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall. PL25 5DR

Viewing

Strictly by appointment with the Sole Agents: May, Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall. PL23 1AH Tel: 01726 832299. Fax: 01726 832866