

S e a s c a p e , B o n e s M e a d o w

P O L R U A N



THE PROPERTY SHOP



Seascope



Prolruan

£1,150,000

GUIDE PRICE

Bones Meadow



FOR SALE

PROPERTY TYPE

 Detached

BEDROOMS

 5

BATHROOMS

 5

LOCATION

 Polruan

EPC RATING

 C

- Chain Free!!!
- Superb Coastal Residence, with Stunning River and Sea Views
- Five Ensuite Double Bedrooms
- Fabulous Master Suite with Internal Sauna
- Three Reception Rooms, Including a Games Room
- Successful Holiday Letting History
- Balcony, Patio and Large Tiered Garden
- Large Driveway and Double Garage
- Galleried Landing
- Air Source Heat Pump and Underfloor Heating with Heat Recovery System







Seascape

Located in the picturesque village of Polruan, Seascape is an exceptionally impressive and substantial modern property, enjoying wide-reaching and truly spectacular views across the sea, the Fowey River and towards the historic town of Fowey. Set in a peaceful, elevated position, this remarkable home takes full advantage of its enviable setting, with extensive glazing and multiple balconies providing an ever-changing outlook across the estuary. From almost every level, the views take centre stage, with boats coming and going, the changing tides and shifting light creating a beautiful backdrop throughout the day.

Arranged over three spacious floors, the property offers an impressive amount of accommodation, with five generous double bedrooms, each benefiting from its own modern en suite bath or shower room. The second floor provides three of these bedrooms, along with a spacious entrance hallway featuring striking floor-to-ceiling windows directly ahead. Four of the bedrooms enjoy particularly impressive views across the river, while the generous proportions and quality of the accommodation throughout make this a wonderfully comfortable home for both everyday living and entertaining.

The first floor forms the principal living and entertaining space, with a generously proportioned kitchen and dining room opening through double doors onto a spacious wraparound balcony. The main living room also benefits from full-height glazed doors leading directly onto the same outdoor space, creating a seamless connection between the interior and the exceptional views beyond. A useful WC and large utility room complete this level, providing excellent practical space for laundry, storage and day-to-day living.

The ground floor is home to an outstanding principal suite, offering impressive proportions, direct access to the lower balcony, a spacious dressing room and a luxurious en suite with walk-in shower, freestanding bath, twin sinks and a private sauna. A fifth double bedroom with its own en suite and direct balcony access is also found on this level, alongside a dedicated games room with space for a pool table and entertaining. Combining exceptional scale, contemporary design and some of the most impressive elevated views across the Fowey River, Seascape is a truly remarkable property, offering an outstanding opportunity to enjoy modern coastal living in one of Cornwall's most sought-after and picturesque locations.





Seascape

Outside, the property features a generously sized, beautifully tiered lawned garden, offering uninterrupted panoramic views from every level—an ideal setting for relaxing, entertaining, or simply enjoying the peaceful surroundings.

Expansive balconies on both the ground and first floors make the most of the outlook, creating perfect spaces for al fresco dining, evening drinks, or unwinding in the fresh coastal air.

At the front, the property benefits from private parking for multiple vehicles, ensuring easy access for both residents and guests. A large garage adds further versatility, offering secure parking or the potential for use as additional storage, a workshop, or even a home gym.

Set in the heart of Polruan, a charming and sought-after village known for its friendly community and scenic coastal walks, this property beautifully combines space, comfort, and breathtaking natural beauty—an ideal escape by the sea



Second Floor.



Ground Floor.

First Floor.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Setting and Accessibility.

Schools: Polruan Primary School, Fowey Primary school, Fowey River Academy.

Transport Links: Despite Polruan's peaceful and secluded coastal setting, it remains well connected. Regular car and passenger ferry services operate across the Fowey River, providing easy access to Fowey and the wider road network. Par Railway Station is also within easy reach, offering regular mainline services. The A30 is approximately a 30 minute drive.

Viewing: Strictly by appointment.

Directions: Sat Nav- PL23 1EY

What3Words: ///unravel.awakening.hiring

Local authority: Cornwall Council

Council Band: C

Tenure: Freehold

Services:

Heating – Mains

Water – Mains

Sewerage – Mains





TO FIND OUT MORE

Fowey Office
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