



5 OCEAN VIEW,
POLRUAN, PL23 1QJ
GUIDE PRICE £425,000



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTONS 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.



DETACHED 4 BEDROOM HOME WITH SEA VIEWS, DOUBLE GARAGE, SOLAR PANELS AND NO ONWARD CHAIN. FLEXIBLE LIVING ACCOMMODATION AND LOVELY VIEWS TO THE SEA AND COUNTRYSIDE. PRIVATE DRIVEWAY PARKING FOR 2 VEHICLES.



5 Ocean View, Polruan, Polruan, PL23 1QJ

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).

The Property

Number 5 is situated in the private, sought-after development Ocean View and boasts off-road parking for a number of vehicles, a double garage, front and rear gardens, sea views and very flexible living space for family members, working for home or guests. Available with no onward chain, the property is ready for a new owner. There are solar panels which help with reduced energy costs.

An entrance porch offers a useful space for coats and opens to the hallway with doors to living areas and stairs to the ground floor.

A door leads through to the generous sized sitting room with two windows offering views over the village, across to Fowey and towards the sea. An opening leads to the dining room with door leading back to the hallway and window to the side elevation. A well appointed kitchen has a range of base and wall units and integrated appliances. A door opens to the path at the side of the house.

Also accessed from the hallway is bedroom 1 with window affording sea views and ensuite shower room.

There is also a cloakroom with WC and wash basin. There are a number of useful storage cupboards and door opens to bedroom 2 with ensuite shower room.



Stairs lead down to the ground floor where there is a hallway and access to a second living area with kitchenette to the rear wall and door opening to a utility/storage area. A door opens to a generous sized conservatory, and access to the garden.

On this level there is a double bedroom, family bathroom and single bedroom/study. This area would make an idea area for dependent relative, multi generational living or spacious guest accommodation.

The property is fully double glazed and has electric wall mounted heaters.

Outside

The property is accessed directly from Ocean View and the driveway has space for several vehicles. There is a small area of lawn to the front of the house, and a double garage with roller door. Pathways lead around both sides of the property with steps leading to the rear garden.

The rear garden is laid mainly to lawn and bordered by walling and hedging.

Council Tax Band - E

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

Services

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

Local Authority

Cornwall Council

EPC Rating - D