



GROUND FLOOR  
775 sq.ft. (72.0 sq.m.) approx.

1ST FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1344 sq.ft. (124.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



**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.

IVY CRAG TOWNSEND,  
POLRUAN, PL23 1QH  
GUIDE PRICE £495,000



AN ATTRACTIVE AND SPACIOUS THREE BEDROOM, THREE BATHROOM DETACHED FAMILY HOME. SITUATED IN THE VERY POPULAR VILLAGE OF POLRUAN. OFF ROAD PARKING, REAR GARDEN AND PATIO AREA. VACANT POSSESSION, CHAIN FREE!



## Ivy Crag Townsend, Polruan, Cornwall, PL23 1QH

### Polruan

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).

Ivy Crag is located near the top of Polruan giving easy access in and out of the village. The harbour and all amenities are a short walk down with access to the stunning South West Coast path only a few minutes up in the opposite direction.

### THE PROPERTY

A beautiful, characterful detached family home which has been extended in the past offering flexible accommodation with modern comforts! Currently run as a successful holiday let and second home, Ivy Crag would make a fantastic main home with three double bedrooms all en suite, a utility room, gardens and off road parking.

### ACCOMMODATION

The front door opens into a warm and welcoming sitting room full of period features. Your eyes are immediately drawn to the feature fire place, home to a log burner sat on a slate hearth, great for those chillier winter evenings. A bay window lets in plenty of light and a staircase rises to the first floor.

A door leads through to the stunning and very spacious kitchen/dining room. Double doors open up to rear patio, really bringing the outside in and making for an excellent social setting. Kitchen units run along one wall with ample wall and base storage units, an integral Bosch electric oven, Induction hob and dishwasher. From this room, a door opens into a very useful utility area which has space for a washing machine, tumble dryer, extra storage units and work surface. There is also a separate cloakroom.



As mentioned, the property has been cleverly extended in the past, creating a ground floor bedroom and first floor bedroom leading off from the kitchen dining room. Both rooms are of a good size and both have modern en suite shower rooms comprising of a WC, wash hand basin, heated towel rail and shower cubicle. The stairwell provides useful understairs storage.

From the sitting room, a staircase rises to a principal bedroom boasting a beautiful and generous en suite comprising of a large shower cubicle, wash hand basin, WC and heated towel rail. A storage cupboard houses the BAXI boiler for the central heating and hot water, along with the water tank. This bedroom is of a very good size and can easily accommodate a king size bed, there is a built in storage cupboard and dual windows let in plenty of light and give views down Fore Street towards the harbour.

### OUTSIDE

A wooden gate opens to a pathway that leads through the front garden to the main door, this is mostly gravel edged with mature shrubs and plants. A shared driveway gives access to a neighbouring property provides off road parking for two cars. The property enjoys a secure back garden with patio and shed. The rear garden accessed from the kitchen or from a wooden side gate. There is a large, patio sitting out area ideal for al fresco dining or simply relaxing in the sun. Steps lead up to a lawned garden bordered with mature shrubs and wooden fence.

### EPC RATING - F

### TENURE - FREEHOLD

### COUNCIL TAX BAND - D

### Local Authority

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

### Services

Mains water and drainage. Recently installed LPG gas fired boiler and radiators.

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](mailto:info@maywhetter.co.uk)