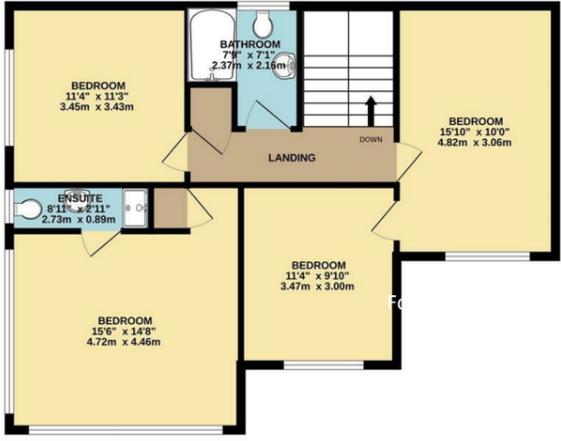




**CHY LOWEN TOWNSEND,
POLRUAN, PL23 1QH
GUIDE PRICE £685,000**

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

1ST FLOOR
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 1550 sq.ft. (144.0 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.
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A BEAUTIFULLY DESIGNED 4 BEDROOM DETACHED HOME WITH ELEVATED VIEWS OVER THE SUPERB CORNISH COASTLINE. VIEWS ARE FROM THE MAJORITY OF THE PROPERTY, GARDEN, OFF ROAD PARKING AND DOUBLE GARAGE. ** SELLING CHAIN FREE**

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
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Chy Lowen Townsend, Polruan, PL23 1QH

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).

Chy Lowen is situated in an elevated position tucked away from Fore Street and accessed by a shared private lane. The property is near access to the very popular South West Coast Path which winds its way along the rugged, beautiful coastline dipping down to magnificent secretive coves and beaches.

THE PROPERTY

Built in 2015/16, Chy Lowen Cornish for House of Joy! is a beautiful and carefully designed, light and spacious 4 bedroom detached home offering everything a family could desire. Due to its high energy efficiency and low maintenance garden it works extremely well as a second home.

Steps rise from the car park area to the main front door which opens into a spacious and welcoming entrance hall. From here, doors open to a useful storage cupboard, great for storing shoes and coats, a cloakroom, which consists of a wash hand basin, WC and a further storage cupboard housing the water tank and plumbing for the underfloor heating which runs throughout the ground floor. Stairs rise from the entrance hall with further doors leading to the kitchen and sitting/dining room.

As you walk into the spacious open plan sitting/dining room, you are greeted by large floor to ceiling windows which flood the room with light and frame the superb elevated views over the stunning Cornish coastline and out to sea. From the dining area, take a step down to the sitting area which has duel aspect views and a woodburning stove which keeps the living room warm and cosy on those chillier nights.

The white, modern and stylish kitchen is extremely well equipped with plenty of base and wall units, ample worktops, integral dishwasher, fridge freezer, double electric AEG oven and separate induction hob. From here you can enjoy elevated countryside views.

A door opens to the utility room which has base units, worktop with sink and space for a washing machine and tumble dryer. A door opens to the rear of the property.



Stairs rise up to the landing giving access to a twin bedroom, double bedroom, principal bedroom, 4th bedroom/study, family bathroom and storage cupboard. Due to the thoughtful design off this property, all bedrooms have fabulous views over the sea and Cornish coastline.

The principal bedroom definitely has the wow factor with duel aspect floor to ceiling windows for you to relax and take in the views. A semi-vaulted ceiling brings in even more light and adds to the gorgeous aesthetics of the room. An en-suite comprises of WC, hand wash basin, heated towel rail and shower cubicle.

The family bathroom comprises of a bath with shower over, wash hand basin, WC and heated towel rail.

OUTSIDE

A shared private driveway gives access to off road parking spaces and a double garage. The garage is open plan inside and has electric and light with electric garage doors. Steps lead up to a grassed lawn and a large patio sitting out area with glass balustrade. An ideal spot to sit back, relax and enjoy the views whilst al fresco dining.

The property has an air source pump which supplies the underfloor heating downstairs radiators on the first floor and all hot water.

Local Authority
Cornwall Council, 39 Peninnick Road, St Austell, Cornwall, PL25 5DR

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

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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

EPC RATING - B
TENURE - FREEHOLD
COUNCIL TAX BAND E