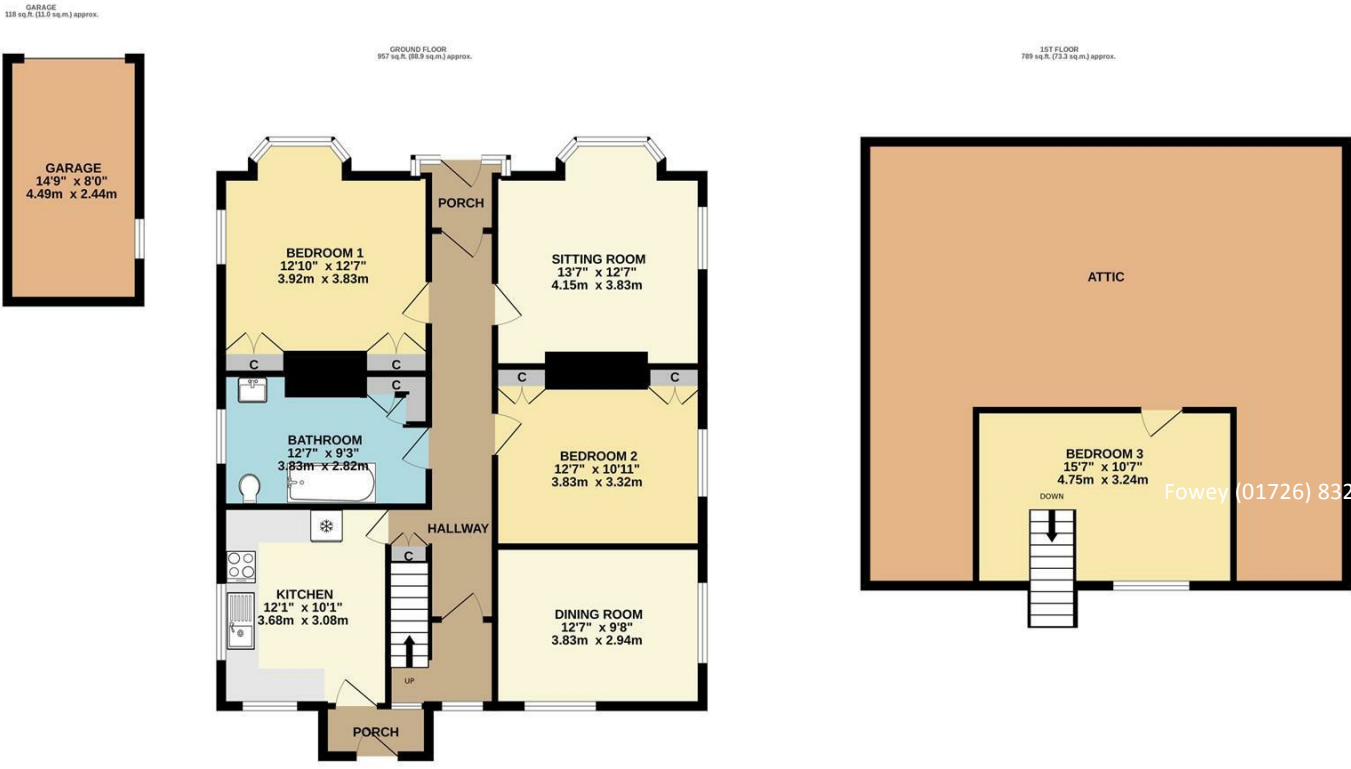




**LENTINO, 21 ST. SAVIOURS HILL,  
POLRUAN, PL23 1PR  
GUIDE PRICE £625,000**



**TOTAL FLOOR AREA : 1863 sq.ft. (173.1 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 DETACHED 3 BEDROOM DORMER BUNGALOW SITUATED IN AN ELEVATED POSITION WITH THE MOST STUNNING VIEWS TO THE HARBOUR AND BEYOND. GARDENS AND DRIVEWAY PARKING FOR SEVERAL VEHICLES. GARAGE.**

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Lentino, 21 St. Saviours Hill, Polruan, Polruan, Cornwall, PL23 1PR

**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**  
 Situated in an elevated position, there are the most fabulous panoramic views over the harbour, towards Fowey and out to sea. Located in an enviable position, this detached dormer bungalow occupies a spacious corner plot on St Saviours Hill.

The accommodation is arranged mainly on the ground floor, with stairs leading to a bedroom on the first floor.

Currently run as a holiday let by the owners, Lentino would suit as successful holiday home or lovely main home, and benefits from uPVC windows and oil fired central heating.

**Accommodation**  
 The front door opens to the hallway, with door opening to the sitting room. A large bay window affords the most spectacular views to the harbour and beyond and there is a further window to the side elevation.

A generous double bedroom is located on the opposite side of the hallway, again with large bay window and stunning views. Further side window.

There is a further generous sized twin bedroom and family bathroom, comprising a white suite including panelled bath with shower over.



Located towards the back of the property is a room, current used as the dining room, but would suit as a bedroom if further bedroom space is required.

The well appointed kitchen/breakfast room has base and wall units with ample work surface over. integrated electric oven with hob above, extractor fan and inset dishwasher. Space for washing machine and fridge freezer. Windows to rear and side elevation. Door opens to rear lobby with door leading to pathway and space to the rear of the property.

From the hallway a door opens to a further small hallway with stairs leading to the first floor. This room is used as a twin bedroom and has plenty of eaves storage. 2 dormer windows.

**Outside**  
 Approached directly from St Saviours Hill, gates open to the gravelled driveway where there is ample parking for several cars. A single garage is located to one side and a pathway leads to the side and front of the property. The front garden level and easily accessed and is enclosed by mature hedging and stone walling and is laid mainly to lawn with a number of mature shrubs and plants.

**EPC Rating - D**  
**Council Tax Band - classed for Business Rates**

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