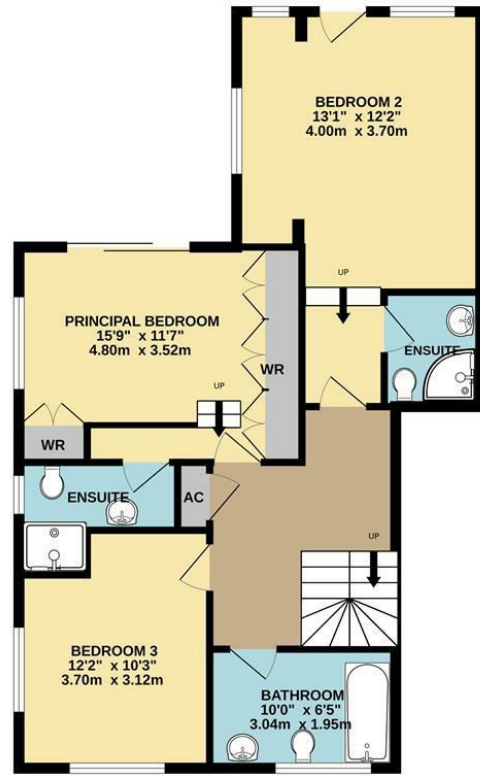




GROUND FLOOR  
767 sq.ft. (71.2 sq.m.) approx.



FIRST FLOOR  
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 1500 sq.ft. (139.4 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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**25 OCEAN VIEW,  
POLRUAN, PL23 1QJ  
£595,000**



**A SPACIOUS AND BEAUTIFULLY PRESENTED 5 BEDROOM, 2 EN SUITE, DETACHED FAMILY HOME WITH FABULOUS COASTAL AND COUNTRYSIDE VIEWS, PARKING FOR THREE CARS AND WELL MAINTAINED GARDENS. \*SELLING CHAIN FREE\***

**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.





**25 Ocean View, 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**  
 Located in a sought-after residential road, in the village of Polruan, this spacious and well-presented home offers flexible accommodation with fabulous sea views following the coastal outline, from the mouth of the estuary to the iconic Gribbin, St Austell Bay and beyond.

The accommodation is arranged over 2 floors and offers flexible living options for many different family dynamics. There is parking for a maximum of three cars, and the rear garden is enclosed by fencing. It features a lovely area laid to lawn, along with a large terrace housing a built-in BBQ with space for a large table and chairs. There is a further terrace accessed from the principal bedroom and from the 2nd bedroom.

**Accommodation**  
 Accessed directly from Ocean View, steps lead from the driveway to a side terrace and the front door which opens to a spacious and light hallway with tiled floor. Stairs lead to the lower floor.

The open plan living area is delightful with fabulous views looking over neighbouring properties to the sea and countryside beyond. The living area has large windows to make the most of the stunning views and is an ideal space to enjoy the afternoon sun and evening sunsets. The contemporary styled and well appointed kitchen has a range of base and wall units with work surface and a number of integrated appliances including fridge/freezer, two oven Zanussi cooker, AEG 4 ring hob with extractor above and inset dishwasher. The dining area benefits from access via sliding doors to a large balcony and enjoys fabulous views to the sea and beyond.

Also on this entrance level there is a study/bedroom 5 and an additional double bedroom with views towards the sea. There is also a shower room with WC and wash basin and a utility cupboard with plumbing and space for a washing machine with timber slatted shelves above.



Stairs lead from the entrance floor down to the lower level hallway where there are 3 bedrooms and a family bathroom.

The principal bedroom is a lovely dual aspect room with 2 windows and a door opening on to a paved terrace. There are a range of useful built in wardrobes and cupboards and steps lead to the ensuite shower room with large shower cubicle, WC and wash basin. A sizeable second bedroom/guest suite also has an ensuite shower room and a door opens to the rear terrace.

There is a further double bedroom and large family bathroom, with bath and shower attachment, WC and wash hand basin. Also accessed from the hallway is a cupboard housing a pressurised water tank and there is a further under stairs storage cupboard.

**Outside**  
 The property benefits from driveway parking for 3 vehicles and steps lead up through the front garden to the paved side terrace and front door. There are attractive borders planted with mature plants and shrubs.

From the driveway, a wide timber gate gives access to a pathway at the side of the property, which leads to the rear garden and is completely enclosed by attractive timber fencing and planted borders.

The rear garden is partly laid to lawn with 2 paved terraces, one of which is raised and houses a mediterranean built in BBQ to one wall, creating a super, private dining/sunbathing area.

**EPC Rating - D**  
**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.