



GROUND FLOOR  
1424 sq.ft. (132.3 sq.m.) approx.



TOTAL FLOOR AREA : 1424 sq.ft. (132.3 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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**ROSEBANK, 20 ST. SAVIOURS HILL,  
POLRUAN, PL23 1PR  
GUIDE PRICE £650,000**



**A THREE BEDROOM DETACHED BUNGALOW WITH STUNNING HARBOUR VIEWS AND  
GENEROUS SIZED, PRETTY GARDEN OVER LOOKING THE HARBOUR. WITH THE ADDED  
BENEFIT OF ON SITE PARKING FOR AT LEAST TWO VEHICLES AND LARGE SINGLE GARAGE.**







Rosebank, 20 St. Saviours Hill, Polruan, Cornwall, PL23 1PR

#### 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.

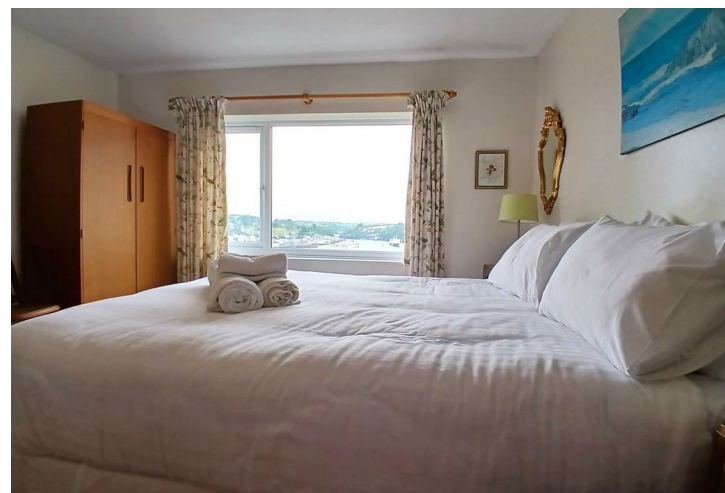
Once away from the immediate local lanes, there are good road connections to the motorway system via the A38/A30. Railway connections (London Paddington) can be made at a number of local stations (Par, Liskeard & Lostwithiel).

#### The Property

Situated in a fabulous location, this lovely property would suit as either a super main home or exciting second home or holiday let.

Accessed directly from St Saviours Hill, there is a paved driveway, suitable for a number of vehicles, with generous single garage with electricity supply.

Steps and ramp lead down to the property where there is a very useful, covered porch with door opening to the entrance hallway with tiled floor. A door leads to the recently refurbished kitchen with built in double oven and white goods including dishwasher, washing machine, fridge and freezer.



Also from the hallway, a door opens to the open plan living/dining room which benefits from the most spectacular views across the harbour and to Fowey. There is a multi fuel stove for those chillier evenings. Large sliding doors open to a lovely patio area, ideal for al fresco living, and which also benefits from the wonderful views.

The property has 3 double bedrooms, 2 of which boast recently refurbished en suite shower rooms and the principal bedroom has lovely views over the garden, to the harbour and beyond. There is also a good sized family bathroom accessed from the entrance hall.

#### Outside

The delightful rear garden is accessed either directly from the rear of the property but also from a pathway which runs to one side of the property.

With stunning views, the garden has a slate paved rear patio which leads to a further, private area with wooden bench. Steps lead down to a further terrace area with brick built BBQ and a path leads on to the main garden, laid mostly to lawn and bordered by mature hedging and fencing. There are a number of mature trees and shrubs and a timber shed used for storage.

**EPC Rating - E**

**Current Council Tax Band - D**

**FREEHOLD**

#### Viewing

Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.

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