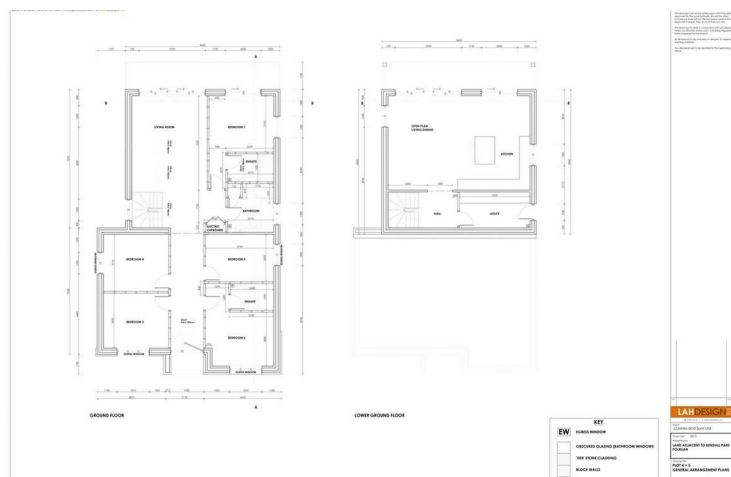


MAY WHETTER & GROSE

**PLOT 5, THE VIEW KENDALL PARK,
POLRUAN, PL23 1DJ
OFFERS IN EXCESS OF £775,000**



AN EXCLUSIVE COLLECTION OF FIVE CONTEMPORARY THREE, FOUR AND FIVE BEDROOM HOMES. HIGH QUALITY SPECIFICATION AND FINISH WITH OPEN PLAN LIVING, PARKING, LANDSCAPED GARDENS AND USEFUL STORE. PLOT 5 IS A FIVE BEDROOM HOUSE.

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
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Plot 5, The View Kendall Park, Polruan, PL23 1DJ

A stunning development overlooking the Fowey Estuary and set at the top of the charming fishing village of Polruan. The View enjoys panoramic and extensive vistas over the estuary and out to sea.

The View is an exclusive collection of five contemporary three, four and five bedroom homes, with gardens consisting of large patio areas to the rear along with lawn. Built to a high standard, the houses are to be finished with a mix of natural stone, cedar timber cladding and metal cladding, and slate to create an interesting contemporary palette whilst reflecting the materials used within the vernacular of Polruan. Cherry trees and wildflower grass lines the development creating areas of natural habitat, giving you a feel for the Cornish countryside right on your doorstep.

Plot 5 is a five bedroom split level property, which benefits from a lower ground floor.

The property offers a light filled open plan kitchen/living space on the lower floor, comprising of a modern kitchen with integrated appliances and contemporary living and dining area, along with a utility room. On the first floor there is a second living area, two bedrooms with ensuite facilities, a further three bedrooms and a modern luxury family bathroom.

With the flexible accommodation, the property offers the potential for multi-generational living.



The property comes with two parking spaces, landscaped garden area, paved patio and useful outside store. It also enjoys a full width first floor balcony.

Every attention to detail is being deployed with regards to the environmental impact of the site, working to strengthen the existing Cornish hedging, planting insect friendly wildflower meadows and encouraging bird life.

All designs are subject to final approvals and necessary permissions.

Internal photographs illustrate finished specification only and are not of the actual property.

Further sites at The Oaks, Pentewan, St Austell and Quiller Couch Way, Fowey

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

Local Authority

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