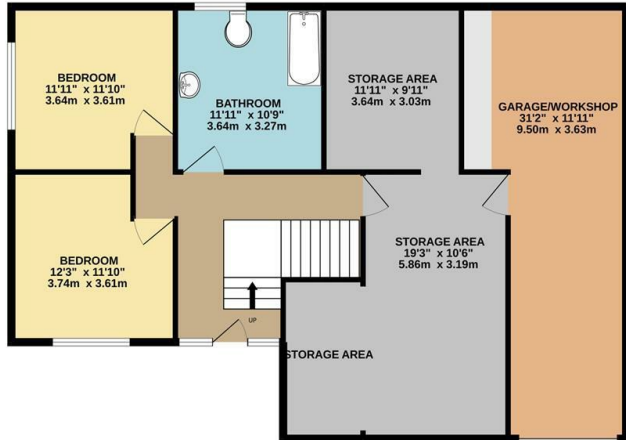


CAMPION FORE STREET, POLRUAN, PL23 1PH GUIDE PRICE £525,000

GROUND FLOOR
1248 sq.ft. (115.9 sq.m.) approx.

1ST FLOOR
1248 sq.ft. (115.9 sq.m.) approx.



TOTAL FLOOR AREA : 2495 sq.ft. (231.8 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. Made with Metropix ©2022



A RARE OPPORTUNITY TO PURCHASE A LARGE FAMILY HOME SITUATED IN AN ELEVATED POSITION. ENJOYING SEA VIEWS, A SIZABLE GARDEN AND INTEGRAL GARAGE. THIS PROPERTY HAS YET TO REACH ITS FULL POTENTIAL AND HAS PLENTY OF SCOPE FOR ENHANCEMENT!

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.



Campion Fore Street, Polruan, Cornwall, PL23 1PH

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).

Campion is ideally located near the top of Polruan making for ease of access, a generous plot and from its elevated position, making the best of the sea views.

ACCOMMODATION

Entering into a light and airy entrance hall, this home benefits from reverse accommodation. On the ground floor are two double bedrooms, one is currently a twin room and are of similar generous dimensions. The twin bedroom has lovely views over the garden. Also on the ground floor is a generous sized family bathroom comprising of bath with electric shower over, WC and wash hand basin.

At the end of the hallway a door leads into what is currently a large subdivided storage room which offers great potential to increase accommodation or parking subject to building regulations. From here a further door opens into the workshop/garage.

The first floor landing is again very generous and light. Doors lead into the sitting room, a twin bedroom, bathroom, dining room and kitchen.

The reverse accommodation cleverly gives the best sea view to the sitting room which takes in the Gribben and out towards St Austell Bay. Sliding patio doors open to a Juliet balcony giving an opportunity to stand and really take in the amazing view. A large window provides further views and plenty of sunlight making for a light, bright and warm room.

A twin bedroom also enjoys the elevated sea views and has a en suite shower room.



The dual aspect dining room looks out towards Fowey over the estuary and further windows overlook the garden and village of Polruan.

The kitchen is extremely well equipped with plenty of storage units, integral appliances and ample work surfaces. Leading off from the kitchen is the utility room with a door leading out to a set of steps giving access to the garden.

On this floor is a further second bathroom and a very handy storage cupboard.

OUTSIDE

From Fore Street a gate opens to a path leading up to the property with a garden mostly laid to lawn and patio seating area. Vehicular access to the property is from Furze Park. A path leads around the entire property with the oil tank located to the side.

TENURE FREEHOLD

EPC - D

COUNCIL TAX BAND - E

AGENTS NOTES

The property pays a sum of £300 per annum to Cornwall Council for access over Furze Park.

Local Authority

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

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.