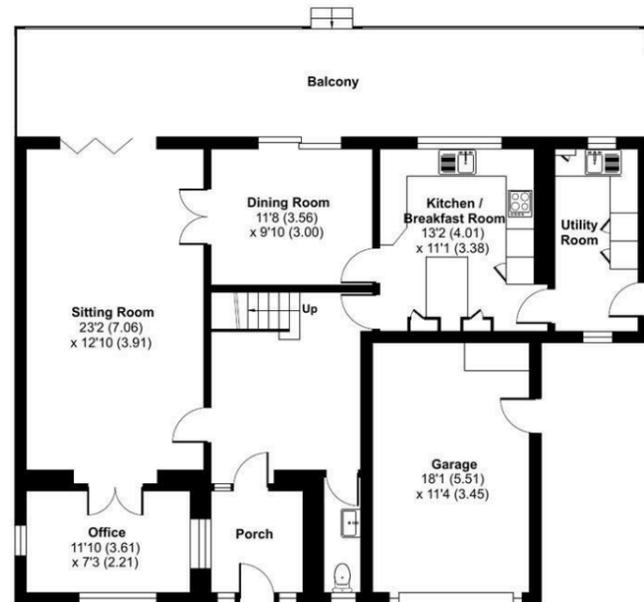




MAY WHETTER & GROSE

### St. Saviours Hill, Polruan, Fowey, PL23

Approximate Area = 2200 sq ft / 204.3 sq m  
Garages = 546 sq ft / 50.7 sq m  
Total = 2746 sq ft / 255.1 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for May Whetter Grose. REF: 1120130



**IMMACULATELY PRESENTED 5 BEDROOM DETACHED HOUSE WITH FABULOUS VIEWS OVER THE HARBOUR AND TO FOWEY. EXTENSIVE PARKING FOR SEVERAL VEHICLES WITH SINGLE AND FURTHER DOUBLE GARAGE. BEAUTIFULLY MAINTAINED GARDENS AND GROUNDS. VIEWING ESSENTIAL.**



**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.



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**Sails, St. Saviours Hill, Polruan, Cornwall, PL23 1PR**

**The Location**  
 Fowey Harbour is a charming and picturesque inlet between imposing headlands extending for about six miles inland to Lostwithiel with a number of tributaries to explore. Fowey has all the activity of a busy working harbour with ships from many nations entering and leaving.

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 boutique shops and lovely restaurants, pubs and businesses catering for most day to day needs

A passenger ferry links Polruan with Fowey, and a car ferry links nearby Bodinnick with Fowey, both running constantly during daylight hours providing easy access to the town's shops and amenities. The area generally is one of Outstanding Natural Beauty with much of the land on the neighbouring headlands being in the ownership of the National Trust (including the beautiful 'hidden' Lantic Bay) with a beautiful coastal footpath known as the Hall Walk running between Polruan and Bodinnick and continuing along the south Cornish coast.

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) and there are regular flights from Newquay to London and other cities across the UK and beyond.

**The Property**  
 Situated in an elevated and sought after position in the village, the property commands stunning panoramic views over the harbour and across to Fowey.

The property offers spacious and beautifully presented accommodation with the majority of the rooms offering lovely views to the water. With driveway parking for several vehicles, along with double garage and further parking, delightful and immaculately maintained gardens, this super house really does offer it all and would ideally suit someone looking to make the area their home, or even a fabulous second home.

The accommodation offers generous living space with a large sitting room and bifolding doors open to a beautifully paved terrace with lovely views to the harbour. A study accessed from the sitting room is an ideal work from home space with wooden floor, underfloor heating and a window to the driveway. A large entrance hall has stairs leading to the first floor and a door opens to the well appointed kitchen/breakfast room with window to the harbour and a number of integrated appliances including Neff 2 oven cooker, underfloor heating and breakfast bar.

A door opens to the dining room with lovely views over the rear garden and across the water. Double doors open to the sitting room. There is a very useful utility room located off the kitchen with door to the garden and there is a further sink with drainer and space for washing machine and a number of useful storage cupboards.



The first floor has a lovely large landing with doors leading to all bedrooms and bathroom. The principal bedroom is a lovely, light and airy room with large window affording a lovely harbour view. There are a number of built in cupboards and an en suite shower room with large shower cubicle, WC with hidden cistern, wash basin with vanity unit and underfloor heating.

There are two further bedrooms offering the same lovely harbour views, both double rooms, one of which has a shower cubicle and wash basin. Another double bedroom is located to the front of the house with window to the driveway and a further double room offers an en suite shower room with shower cubicle, WC and wash basin.

A large family bathroom has underfloor heating, with large bath and large shower cubicle, WC and two semi recessed wash basins. A door opens to a very useful store room housing underfloor heating manifolds and useful storage space.

The attic space is accessed via a hatch from the landing and houses the hot water tank and a positive air flow system ensuring the property has a continuous flow of dry air.

**Outside**  
 The property is accessed directly from St Saviours Hill with a large paved driveway surrounded by attractive Cornish walling, and offering parking for a number of vehicles and access to an integrated garage (5.5m x 3.5m approx.). A pathway leads around the side of the property to a beautifully maintained garden with raised paved terrace directly to the rear of the house, with glass and stainless steel (marine grade) balustrade. Paved steps lead down to a pathway meandering through the lawned area with mature borders to the side boundaries, housing a number of mature shrubs and plants.

Further glass and stainless steel balustrade separates the garden from a further parking area with steps leading down to a paved driveway with parking for 3 cars. A double garage has solar pv panels to the roof with battery storage. Agents Note: The solar panels are owned. Each garage has a car charging point.

**Council Tax Band - F**

**EPC Rating - C**

**Freehold**

**What3words ///landmark.mountains.drones**

**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. Mains Water and drainage. Oil fired central heating.