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# 22 OCEAN VIEW POLRUAN FOWEY PL23 1QJ

A THREE BEDROOM DETACHED BUNGALOW  
WITHIN THE SOUGHT-AFTER COASTAL VILLAGE  
OF POLRUAN WITH DISTANT SEA VIEWS.

- PORCH • SITTING ROOM • KITCHEN/BREAKFAST ROOM • UTILITY ROOM • INNER LOBBY • BEDROOM ONE WITH EN-SUITE SHOWER ROOM • TWO FURTHER BEDROOMS • FAMILY BATHROOM
- GARAGE/WORKSHOP • PAVED SEATING AREAS
- OIL FIRED CENTRAL HEATING •



**Price: £450,000**

A three-bedroom detached bungalow in this sought-after waterside village situated in an elevated position with views across neighbouring roof tops.

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.

**The accommodation with approximate sizes is as follows**

Front door to:

PORCH: Open views. Door to:

SITTING ROOM: 6.16m max (narrowing to 3.89m) x 5.72m. Central heating radiator. Shallow dais. Picture window with open view. Built in cupboard with oil fired central heating boiler and insulated hot water cylinder. Wood burner. Sliding UPVC door to conservatory and further doors to bedrooms two, three and the family bathroom:



CONSERVATORY: 3m x 2.87m. Tiled floor. Polycarbonate roof. Full height UPVC double glazed windows with distant sea views. Door to outside.



KITCHEN: 4.3m x 2.6m. Central heating radiator. Range of extensive oak fronted comprising cupboards and drawers, stainless steel sink unit with cupboards under. Double oven, ceramic hob and extractor fan. Plumbing for dishwasher. Part tiled walls. Breakfast bar. Doors to inner lobby and utility room.



UTILITY ROOM: 3.1m x 1.9m. Wood effect floor. Stainless steel sink unit with worksurfaces and storage cupboards under. Plumbing for washing machine. UPVC door to outside.



**INNER LOBBY:** 3m x 2.10m (plus entrance area). Central heating radiator. Polycarbonate roof. Door to outside and Bedroom one.

**BEDROOM ONE:** 4.6m x 3m. Central heating radiator. Built in cupboard with shelving. Folding door to en-suite shower room.



**EN-SUITE:** Wash hand basin with shaver light, low level WC, Double shower enclosure with wall mounted electric shower. Extractor fan. Electric downflow heater.

**BEDROOM TWO (FRONT):** 3.m x 3m. Central heating radiator. Built in wardrobe. Open view.



**BEDROOM THREE:** 3.1m x 3m. Central heating radiator.



Door from Sitting room to:

**INNER HALL:** Electric meters. Door to Bathroom.

**BATHROOM:** Central heating radiator. Wash hand basin. Low level WC. Bath with electric shower over. Chrome heated towel rail.

**OUTSIDE:** Extensive tarmac area offering parking for numerous vehicles leading to the attached garage/workshop. Paved sitting out areas. Garden shed. Over the rooftop views.

**GARAGE/WORKSHOP:** 3.9m x 2.8m. Light and power. Double doors. Internal door to inner lobby.

**EPC BAND:** Awaited

**COUNCIL TAX BAND:** D





