

STAGS

13, Ocean View

13, Ocean View

Polruan, Fowey, PL23 1QJ

Polruan Quay - 0.5mile Polperro - 6 miles Lostwithiel - 10 miles

A detached bungalow set in an established residential cul-de-sac with scope to update and a wonderful panorama across St Austell Bay

- Panoramic Sea Views
- Quiet Cul-De-Sac
- Integral Garage and Workshop
- Freehold
- Chain Free - Detached Bungalow
- Three Double Bedrooms
- South-West Facing Terrace
- Council Tax Band E

Guide Price £375,000







SITUATION

13 Ocean View enjoys an elevated position on a private cul-de-sac above the traditional fishing village of Polruan, standing on the eastern bank of the Fowey Estuary along Cornwall's beautiful South East Heritage Coast. This charming village enjoys a strong community spirit and offers a range of everyday amenities including a general store, post office, two public houses, a primary school and a long-established boat building and repair yard. Set in an Area of Outstanding Natural Beauty and surrounded by miles of unspoilt coastline, countryside and National Trust land, Polruan provides an idyllic setting for those seeking a relaxed coastal lifestyle.

Across the harbour lies the picturesque sailing town of Fowey, easily reached via the regular foot ferry from Polruan Quay or the nearby car ferry at Bodinnick. Fowey is renowned for its excellent sailing facilities, deep-water anchorage, maritime heritage and vibrant waterfront, with an excellent selection of restaurants, pubs, cafés and independent shops. The town also hosts a number of notable cultural and maritime events throughout the year, including the renowned Daphne du Maurier Festival and the Fowey Regatta.

THE PROPERTY

Available on the open market for the first time in over 45 years and offered with no onward chain, 13 Ocean View is a spacious detached bungalow enjoying wonderful views across the mouth of the Fowey Estuary, with a broad panorama extending across St Austell Bay from Gribben Head to Dodman Point and beyond.

The comfortable accommodation offers excellent scope to update and remodel, whilst making the most of the exceptional outlook. Overlooking the central green, the property benefits from driveway parking for one car. The front door opens into an entrance porch and reception hall, leading through to the 'L'-shaped reception room, which has patio doors opening onto the garden and takes full advantage of the sea views. The adjacent kitchen is fitted with a range of timber-fronted units and integrated appliances.

A central hallway leads to the three bedrooms, family bathroom, separate shower room and integral garage, with a useful utility room to the rear.

OUTSIDE

The manageable gardens surround the property on three sides, being a mixture of lawn and well placed sun terraces - again there is significant opportunity to landscape these areas.

SERVICES

Mains electricity, drainage and water (metered).
Oil fired central heating.
Solar panels with Feed In Tariff
Upto superfast broadband available and mobile network coverage is good outdoors (Ofcom)

VIEWINGS

Strictly by prior appointment with Stags Plymouth on 01752 223933

DIRECTIONS

What3words: ///scarecrow.pixel.donation



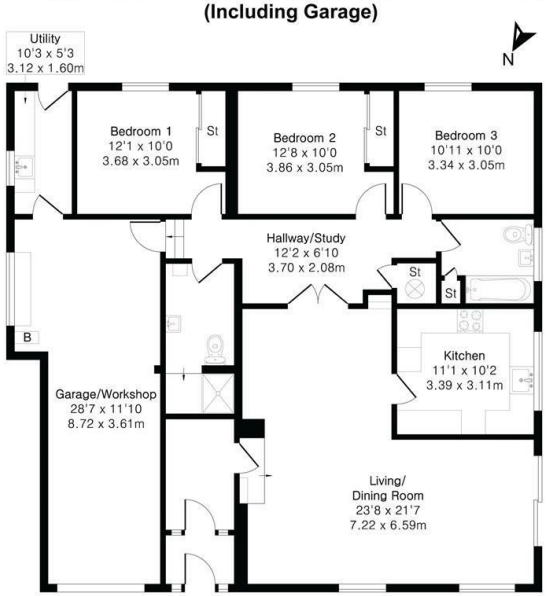




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Gross Internal Area 1640 sq ft - 152 sq m
(Including Garage)



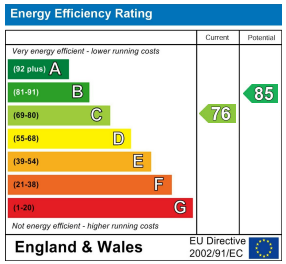
Ground Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

STAGS

STAGS



Plymhouse, 3 Longbridge Road, Plymouth, PL6 8LT

plymouth@stags.co.uk

01752 223933