



15, Ocean View



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Polruan, Fowey, PL23 1QJ

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

A well-presented detached bungalow set in a cul-de-sac on the edge of the village with a fabulous broad sea view across St Austell Bay.

- Elevated cul-de-sac
- 3 Bedrooms (1 en-suite)
- Sitting room
- Conservatory
- Kitchen/dining room
- Drive & large garage
- Wrap around gardens
- Wonderful views
- Rateable Value £4800
- Freehold

Guide Price £450,000

SITUATION

15 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.



For those who enjoy the outdoors, the location is exceptional. The South West Coast Path is within easy reach, offering spectacular walks along some of Cornwall's most breathtaking coastline. The sheltered waters of the estuary and surrounding coastline provide outstanding opportunities for sailing, kayaking, paddleboarding, water skiing, windsurfing, power boating and a wide variety of other watersports, making this a superb base from which to enjoy the very best of Cornwall's coastal environment.

THE PROPERTY

Facing approximately south-west, 15 Ocean View enjoys fabulous panoramic views across St Austell Bay, taking in Gribben Head and stretching beyond to Dodman Point.

Well-presented throughout, this light-filled bungalow has been designed to make the most of its impressive coastal outlook. The principal reception rooms and two of the three bedrooms all enjoy the sea views.

The well-proportioned accommodation includes three double bedrooms, with the principal bedroom benefiting from a contemporary en-suite shower room. A double-glazed conservatory with a lantern roof brings natural light and provides a connection to the garden before opening into the welcoming sitting room, complete with a wood-burning stove.

Further accommodation comprises a spacious kitchen/dining room, a family bathroom and a practical utility room

OUTSIDE

Set centrally within its garden, the bungalow is approached via a private driveway providing parking for two to three vehicles and direct access to the large detached garage.

To the rear, there is a block-paved sun terrace, with a pathway leading around to the eastern side of the property where a further lawned garden and sun terrace enjoy delightful views across the bay. A useful storage shed, housing the oil-fired boiler, is also located here.

The well-maintained lawn wraps around the property, extending to the front.

SERVICES

Mains water, electricity and drainage. Oil fired central heating. Upto superfast broadband available and mobile network coverage is good outdoors (Ofcom)

DIRECTIONS

What3words: [///tumblers.carver.diverged](https://www.what3words.com/#!/tumblr.carver.diverged)

VIEWINGS

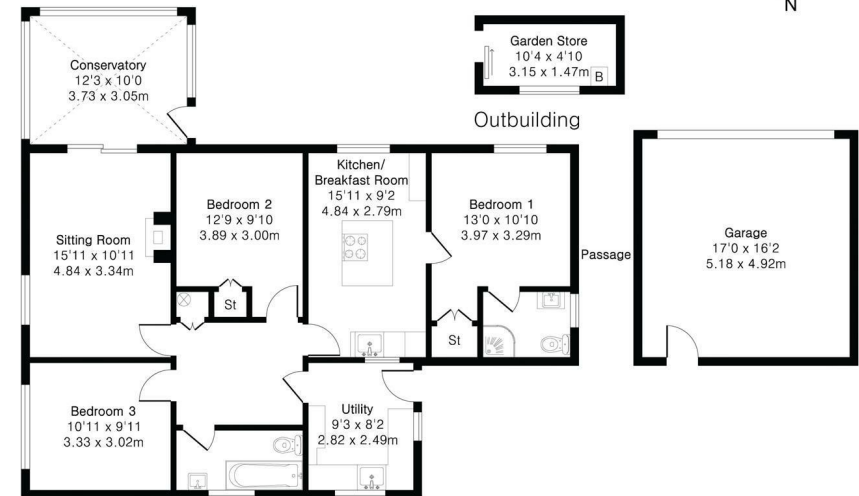
Strictly by prior appointment with Stags Plymouth on 01752 223933



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**Approximate Gross Internal Area 1106 sq ft - 103 sq m
(Excluding Garage & Outbuilding)**
Garage Area 274 sq ft – 25 sq m
Outbuilding Area 50 sq ft – 5 sq m



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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