

# 20 Meadow Close

STAGS

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Polruan, Fowey, PL23 1QS

Harbour 0.4 miles - A38 13.6 miles - Plymouth 35.7 miles

A well presented, three-bedroom detached house in Polruan set within a Conservation Area and AONB. The property boasts an elevated position overlooking the village, along with uninterrupted stunning views of the estuary.

- Chain Free
- Situated In a Seaside Village
- Driveway Parking & Garage
- Low Maintenance Rear Garden.
- Freehold
- Three Double Bedrooms
- Wonderful Estuary Views
- Detached Family Home
- Council Tax Band F

## Offers In Excess Of £500,000

Polruan is situated on the east bank of the river Fowey. This picturesque village has a thriving community with local amenities which include general stores, sub post office, tea rooms, doctors' surgery, and two public houses. The village is connected to Fowey via a passenger ferry which has a wider range of independent shops and businesses catering for day-to-day needs and evenings out. The waters of this beautiful estuary are renowned with deep-water moorings and some of the finest sailing waters in the country. Close to the property is access to the Southwest Coast Path with stunning unspoilt walks along the coastline in both directions. This well maintained and presented three-bedroom, detached house is within a Conservation Area and AONB.
The property boasts an elevated position overlooking the village, along with uninterrupted views of the estuary. This wonderful family home has generous accommodation throughout comprising, large entrance porch with access through to the rear garden, family bathroom and three double bedrooms; - master bedroom with En-Suite bathroom. The first-floor landing is light and spacious and gives access to a triple aspect kitchen/dining room and double aspect sitting room with a picture window, the perfect spot to enjoy the wonderful estuary views, along with sliding doors to the balcony.
External benefits include driveway parkway with adjacent garage and an attractive low maintenance, enclosed rear garden.

Mains electricity, water and drainage, oil fired central heating. Broadband availability: Superfast and Standard ADSL, Mobile signal coverage: Voice and Data limited availability. * Please note the agents have not inspected or tested these services.















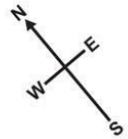




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Approximate Area = 1553 sq ft / 144.2 sq m
Garage = 275 sq ft / 25.6 sq m
Total = 1828 sq ft / 169.8 sq m
For identification only - Not to scale

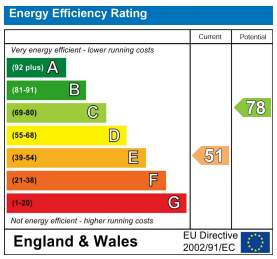






Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1403719

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