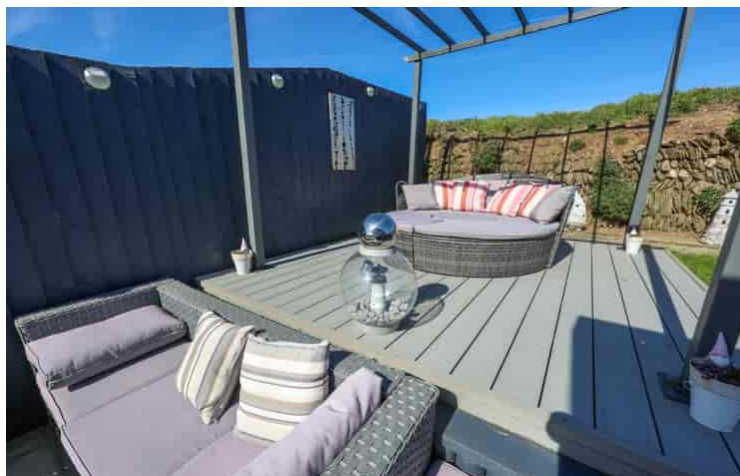
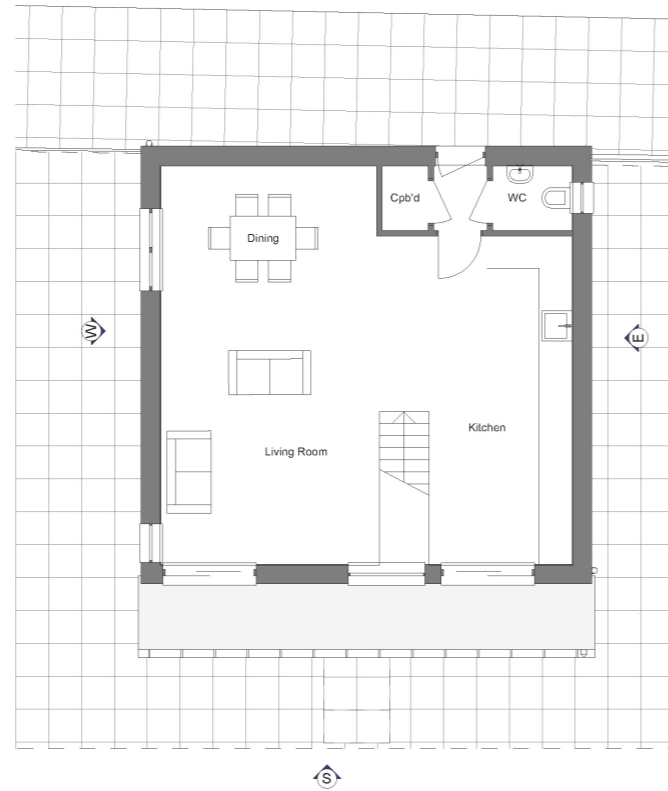
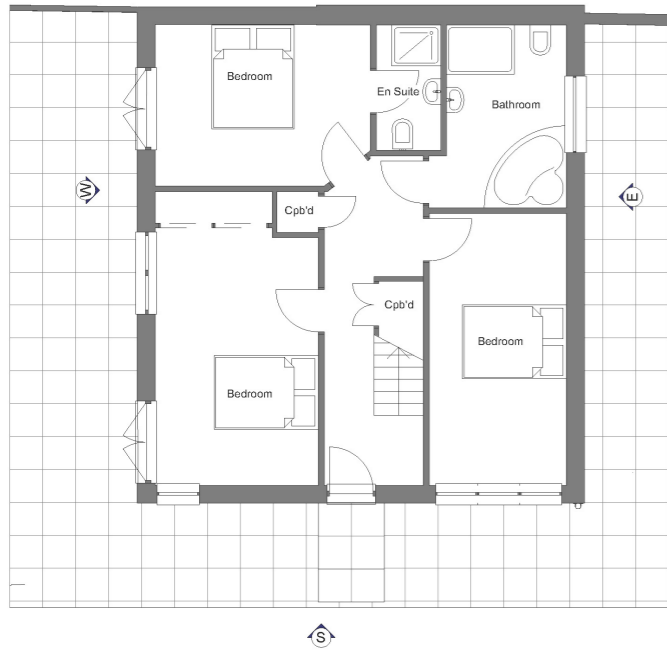


UPPER POLMEAR, PAR, CORNWALL PL24 2FY

PRICE £500,000



COMING TO THE MARKET FOR THE VERY FIRST TIME SINCE ITS ORIGINAL CONSTRUCTION, THIS STUNNING DETACHED THREE-BEDROOM HOME OFFERS A RARE OPPORTUNITY TO ENJOY BREATHTAKING VIEWS IN EVERY DIRECTION. TO THE FRONT, YOU'LL FIND CAPTIVATING SEA, COUNTRYSIDE, AND HARBOUR VISTAS, WHILE THE REAR SHOWCASES THE SERENE BEAUTY OF OPEN FARMLAND. IT'S A TRULY UNBEATABLE COMBINATION. NESTLED IN THE EXCLUSIVE UPPER POLMEAR DEVELOPMENT, BUILT APPROXIMATELY SEVEN YEARS AGO, THIS PROPERTY HAS BEEN THOUGHTFULLY DESIGNED WITH REVERSE-STYLE LIVING TO MAKE THE MOST OF ITS REMARKABLE SURROUNDINGS. THE MAIN RECEPTION AND LIVING ROOM OPEN ONTO A FULL-WIDTH BALCONY, ALLOWING YOU TO FULLY EMBRACE THE PANORAMIC VIEWS. NATURAL LIGHT FLOODS IN FROM THE FRONT, CREATING A BRIGHT AND INVITING SPACE THAT PERFECTLY COMPLEMENTS THE HOME'S CONTEMPORARY DESIGN. IT'S MORE THAN JUST A HOUSE—IT'S A LIFESTYLE. LET THIS HOME BE YOUR PERFECT RETREAT.

Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



The Property

Coming to the market for the very first time since its original construction, this stunning detached three-bedroom home offers a rare opportunity to enjoy breathtaking views in every direction. To the front, you'll find captivating sea, countryside, and harbour vistas, while the rear showcases the serene beauty of open farmland. It's a truly unbeatable combination. Nestled in the exclusive Upper Polmear development, built approximately seven years ago, this property has been thoughtfully designed with reverse-style living to make the most of its remarkable surroundings. The main reception and living room open onto a full-width balcony, allowing you to fully embrace the panoramic views. Natural light floods in from the front, creating a bright and inviting space that perfectly complements the home's contemporary design. It's more than just a house—it's a lifestyle. Let this home be your perfect retreat.

This exceptional property offers thoughtful design and modern convenience, ensuring comfort and style at every turn. The accommodation features a ground floor entrance hall leading to three generously sized double bedrooms, a main bathroom, an en suite shower room, a cloakroom, and a rear lobby. Designed to impress, the home boasts underfloor gas-fired central heating, elegant Oak internal doors, low-voltage lighting, a beautifully fitted kitchen, and fully tiled, well-appointed bathrooms. Its contemporary style is enhanced by a distinctive low-pitched Sedum roof—a green roofing system that integrates hardy, low-maintenance vegetation. This innovative roof not only adds aesthetic appeal but also provides practical and environmental benefits, including water efficiency, weather resilience, and sustainability. Sedum, a hardy succulent, is particularly well-suited for green roofs because it requires minimal water, tolerates harsh weather conditions, and thrives in shallow soil.

This property is the epitome of modern living, ready to welcome you home.

Room Descriptions

Entrance Hall

Step through the charming small-paned composite door and into a welcoming entrance space that immediately impresses. The striking Oak and glass staircase provides a touch of sophistication, leading to the first-floor main living area. Cleverly designed, the entrance also features two spacious under-stair cupboards, offering practical storage solutions without compromising style.

Living/Dining/Kitchen Areas

23' 6" x 24' 6" (7.16m x 7.47m) Step into this stunning open-plan space, designed to impress with its abundance of natural light streaming through large south-facing windows and two sets of patio doors. These doors lead to an expansive balcony, elegantly finished with glass and stainless steel, offering breathtaking sea views across the bay. The room is thoughtfully equipped with modern features, including low-voltage lighting, convenient roof access, and central heating controls, ensuring both style and comfort. This is the perfect setting to relax, entertain, and soak in the unparalleled coastal scenery.

Kitchen Area

This beautifully designed kitchen combines practicality with style, featuring a solid wood block work surface complemented by a sleek tiled splashback. It is equipped with top-tier appliances, including a NEFF ceramic hob with a matching NEFF extractor unit, a built-in Bosch washer/dryer, and a NEFF oven with a combination microwave. The layout is thoughtfully planned, offering large pull-out drawers for saucepans, a handy carousel unit for easy access, and ample space for an American-style fridge. Finished in a light cream tone, the base units and high-level storage cupboards enhance the space's bright and contemporary feel, making this kitchen the perfect blend of elegance and functionality.

Rear Lobby

This area boasts a full-glazed aluminium door that opens directly into the rear garden, seamlessly blending indoor and outdoor living. It also features a spacious, deep-shelved storage cupboard, perfect for keeping everything neatly organised. Additionally, a door conveniently leads to the cloakroom, adding practicality to this well-designed space.

Cloakroom

4' 8" x 4' 9" (1.42m x 1.45m) This space is thoughtfully equipped with a sleek low-level W.C., a modern wash hand basin, and a wall-mounted gas-fired Worcester boiler that efficiently powers the underfloor heating and hot water systems throughout the property. A convenient small cupboard provides easy access to the underfloor manifolds and valves, while an extractor fan ensures optimal ventilation, combining practicality with functionality.

Bedroom 1

9' 5" x 12' 8" (2.87m x 3.86m) Featuring elegant French doors to the side, this space exudes both style and practicality. It is thoughtfully equipped with central heating controls for convenience and includes a door leading directly to the en suite, adding a touch of luxury and functionality to the layout.

En suite

This beautifully designed en suite boasts fully tiled walls and floors, exuding a sleek and modern appeal. A glass screen leads to a spacious double shower enclosure, providing a luxurious experience with direct water supply from the gas boiler. Additional features include a stylish wash hand basin, a discreet low-level W.C., low-voltage lighting, and an extractor fan.

Bedroom 2

9' 6" x 17' 6" (2.90m x 5.33m) This area is designed to impress, featuring sleek sliding patio doors to the side, a stunning full-height window at the front that floods the space with natural light, and an additional window for enhanced brightness. For your convenience, it also includes heating controls.

Bedroom 3

8' 3" x 16' 2" (2.51m x 4.93m) Showcasing a striking full-height window at the front, this space is flooded with natural light, creating a bright and inviting atmosphere. Additionally, it includes central heating controls.

Main Bathroom

7' 0" x 10' 8" (2.13m x 3.25m) This sophisticated bathroom exudes elegance, featuring coordinated grey floor and wall tiles that create a seamless, modern aesthetic. At its heart is a stunning roll-top standalone bath, accompanied by a sleek separate shower enclosure with integrated wall controls for a luxurious touch. Additional features include a discreet low-level W.C., a stylish wash hand basin, a side window that brings in natural light, low-voltage lighting for ambiance, and a convenient shaver socket, combining functionality with impeccable style.

Outside

At the front of the property, a neutral brick-paved driveway provides generous parking for up to five or six cars. On either side of the house, additional space is available, with the left-hand side offering room for a garden shed. The elevated rear garden is perfectly level as you step out from the rear door, featuring a well-maintained lawn and a paved patio area—an ideal spot to relax and soak in the stunning views. To complete this charming outdoor space, a classic Cornish stone hedge lines the rear boundary, backing onto tranquil open farmland for ultimate privacy and natural beauty.