

THE MODERN HOUSE



Polruan, Cornwall
£975,000 Freehold

St Saviour's Hill

This characterful mid-century home, built in 1963, occupies an elevated position in the Cornish village of Polruan, near Fowey. Full of original details, such as panelled ceilings, thick varnished pine beams, and mid-century joinery, the living spaces of around 2,380 sq ft have been carefully orientated to enjoy the brilliant views across the River Fowey from both the ground and first floor levels. Expansive terraces and landscaped gardens extend to the front and back, and the garage and driveway provide plenty of off-street parking, a rarity for the village. Regular ferry crossings connect Polruan to Fowey in around 15 minutes, while the popular beaches lining the south Cornwall coastline are easily reached in approximately 20 minutes.

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The Tour

Perched high on the hill overlooking the village and port, the house lies off a quiet lane; the large garage is positioned on the roadside, for easy off-street parking for a car and/or a boat. A gated pathway leads through the front gardens and down to the terrace. The primary entrance is positioned on the southerly façade, leading into the bright, glass-fronted hall, with cloakroom storage and a ground-floor WC positioned to one side. A charming timber-framed conservatory lies to the immediate left, with a long potting bench and a mature grape vine overhead.

The ground floor living room is warm and inviting, with timber-panelled ceilings and a wood burner set within a stone hearth. Solid teak floorboards run underfoot and sliding glass doors open from here onto the terrace and gardens.

The kitchen lies adjacent, where bespoke cabinetry provides plenty of storage and houses the Bosch appliances. There is ample space for cooking, with an Aga positioned centrally, and pleasant views of the garden. Two further rooms lie at the far end of the ground floor, both of which are currently used as bedrooms, but could easily convert to a home work space or studio. A bathroom with a walk-in shower is also positioned on this level.

Ascending the central staircase, the first floor unfolds with impressive proportion and scale. Expansive double glazing frames spectacular views across rooftops, the River Fowey, and the surrounding Cornish landscape. Arranged in a fluid open plan, the main space is loosely divided into a study and library and a living room. A small kitchenette is also conveniently positioned on this floor, with a fridge positioned under a double sink. Coastal light floods in from both aspects, with a line of clerestory windows extending views to the sea to Gribben Head and Dodman Point.

A guest bedroom is positioned on the southerly side of this room; the ensuite bathroom is complete with a power shower. The mezzanine is a lovely spot to sit and read or to just soak in the views.

Outdoor Space

The gardens have been lovingly developed and tended over many years and are chock-full of mature shrubs, fruit trees, flowering cherries and expanses of lawn bordered by beds full of flowering plants and perennials. Terraces have been carefully positioned to follow the sun and enjoy a meal or drink outside in warmer months.

The Area

The village of Polruan is full of authentic Cornish charm and is well served for daily amenities, with a bakery, shop, and post office a short walk from the house. The river forms an integral part of Polruan's active village community, with a host of events running throughout the year, including the annual regatta, lifeboat day and regular gig and yacht racing.



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The passenger ferry and car ferry provide regular services across the river from Polruan harbour to Fowey, where there is a fantastic selection of independent shops, cafés, and restaurants, including the well-revered Fitzroy and North Street Kitchen. The Hidden Hut is just over an hour's drive south. The once-monthly Whitecross farmers' market in Fowey is excellent for local cheese, vegetables meat and, of course, fresh fish.

The geodesic biome domes of Eden Project, designed by Nicholas Grimshaw in the late nineties, are around a 40-minute drive away, as is the Lost Gardens of Heligan and the area is well renowned for its fantastic coastline.

Nearby, the Hall Walk leads through the woods to Pont and on to Bodinnick. The Southwest Coast Path provides scenic walking routes via Lantic Bay towards the Polperro and access to Looe. A working fishing port since the 16th century, Looe provides countless options for eating out, as well as great delis, shops, pubs, and an independent cinema.

The community bus connects Polruan to Looe, St Austell and Truro. The nearest train stations are Liskeard and Bodmin Park, both around a 40-minute drive away, where services connect to Plymouth and on to London in around four to four-and-a-half hours. Regular flights connect to London from Newquay Airport, which is less than an hour away.

Council Tax Band: F

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.