

OVERFERRY

BODINNICK, FOWEY



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The Opportunity

An exciting opportunity to create an impressive modern detached family home in an elevated position, offering fantastic views across to the neighbouring town of Fowey and village of Polruan. The property design offers a sleek and open plan feel yet offers versatile family living spaces and well-proportioned bedrooms, all boasting en-suite bathrooms. A unique feature is the turret style Master suite set across two floors totalling 57m² with an open plan bathroom to the lower floor and bedroom to the first with feature windows to make the most of the stunning outlook. The property also enjoys a mooring on Bodinnick foreshore for a Rowing boat or Dinghy.

Planning reference at <https://planning.cornwall.gov.uk/online-applications> PA23/03780

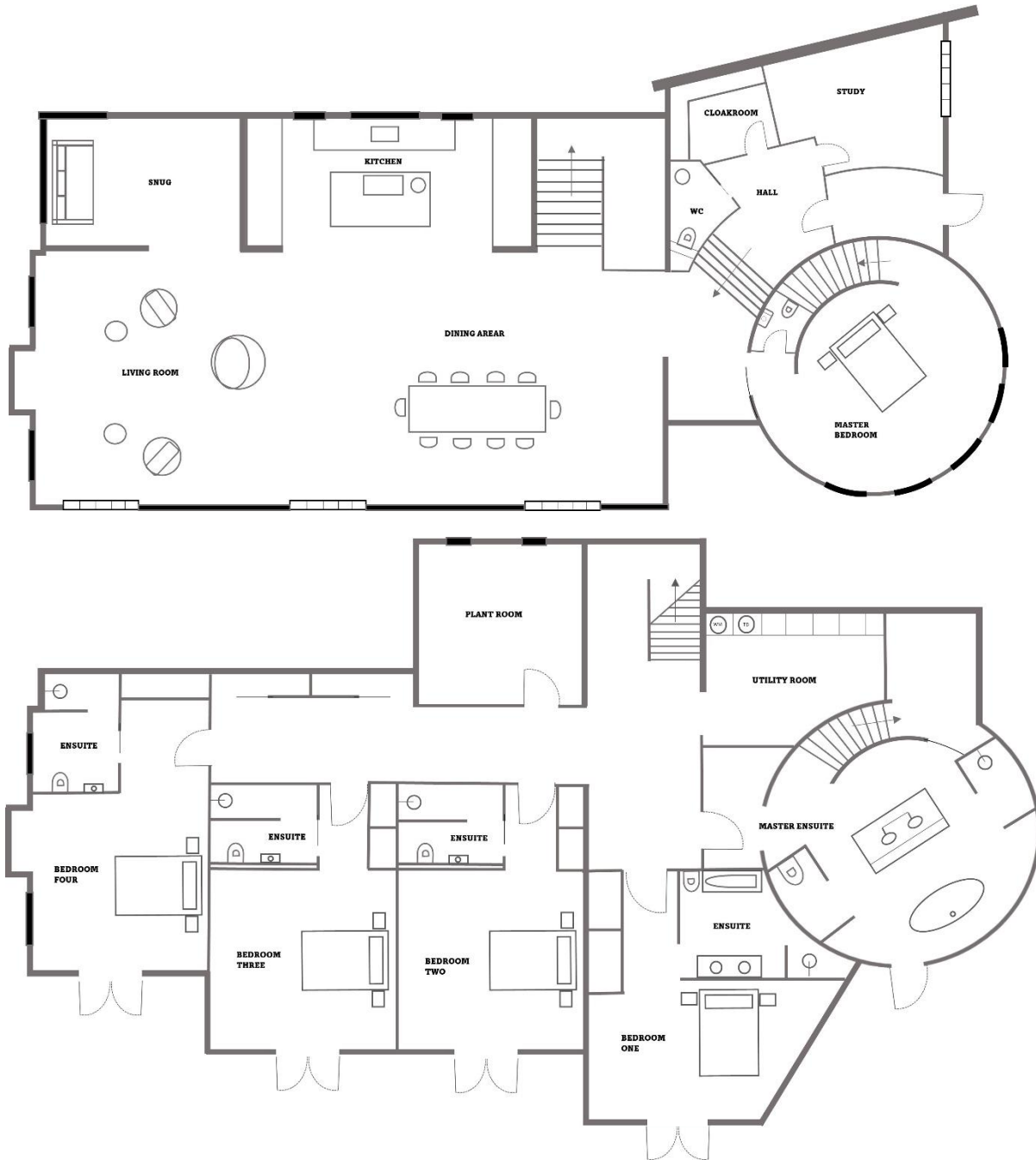
The Location

The riverside village of Bodinnick is adjacent to Fowey and has a public slipway, lovely public house and located just a short distance from the marina at Penmarlam (1 mile). Connected by a regular vehicular and pedestrian ferry which provides easy access to Fowey, this charming village has much to offer, including the riverside home of author Daphne Du Maurier and access to the famous Hall Walk - a beautiful Creekside walk to Polruan. Across the river Fowey is situated at the mouth of the River Fowey in an Area of Outstanding Natural Beauty, in the middle of the South Cornish coastline between Mevagissey and Looe, Fowey plays host to a number of major cultural and maritime events, including the Fowey Festival of Arts and Literature and the Fowey Royal Regatta.









Room Dimensions

Kitchen: 6.8m x 4.2m

Open plan Living/Dining room: 14m x 6.7m

Snug: 4m x 3.9m

Study: (Irregular size) 12m²

Master suite: -

Bedroom: 28m²

En-suite: 29m²

Bedroom One: 6m (max) x 3.5m (plus entrance and wardrobe area)

Bedroom Two: 3.7m x 3.6m

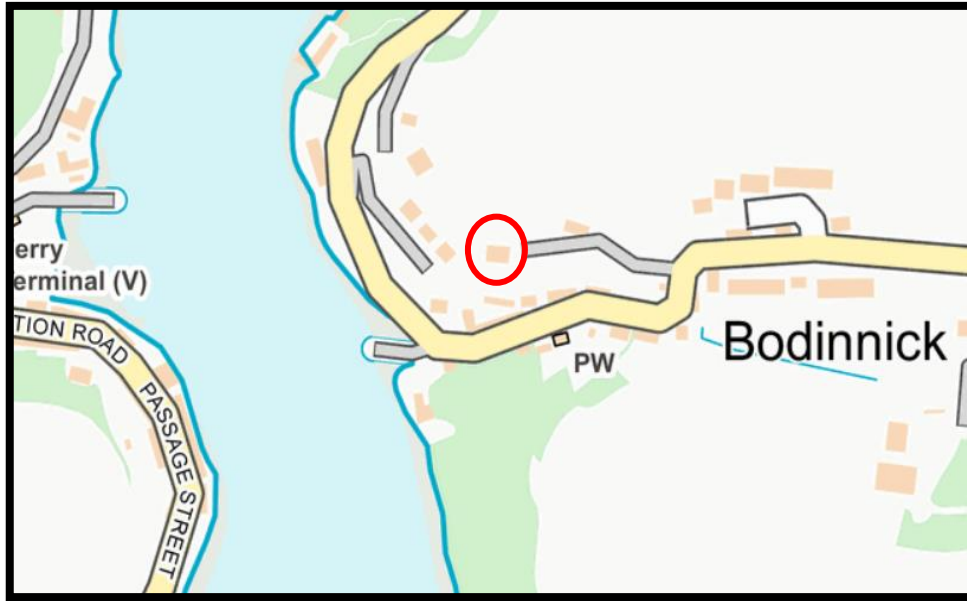
Bedroom Three: 3.7m x 3.6m

Bedroom Four: 4.6m x 3.9m (plus entrance and wardrobe area)

Plant room: 4.2m x 3.5m

Utility room: (Irregular size) 9m²

Total floorplan: 472m²



PROPERTY INFORMATION:

Viewing: By appointment with The Property Shop.

Services: Mains water, Mains Electric and Mains drainage on site.

Local Authority: Cornwall County Council

Postcode: PL23 1LX

Tenure: Freehold

What3words: [chatted.sizzled.cyclones](#)











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