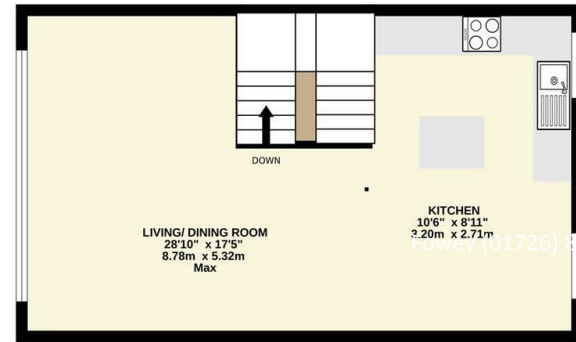
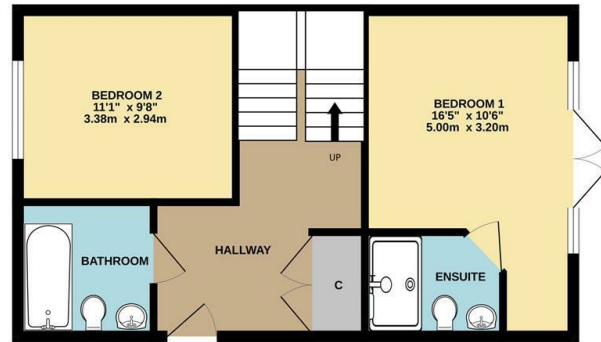




**3, OLD STATION MASTERS HOUSE STATION ROAD,  
FOWEY, PL23 1DF  
GUIDE PRICE £475,000**

GROUND FLOOR  
458 sq.ft. (42.6 sq.m.) approx.

1ST FLOOR  
458 sq.ft. (42.6 sq.m.) approx.

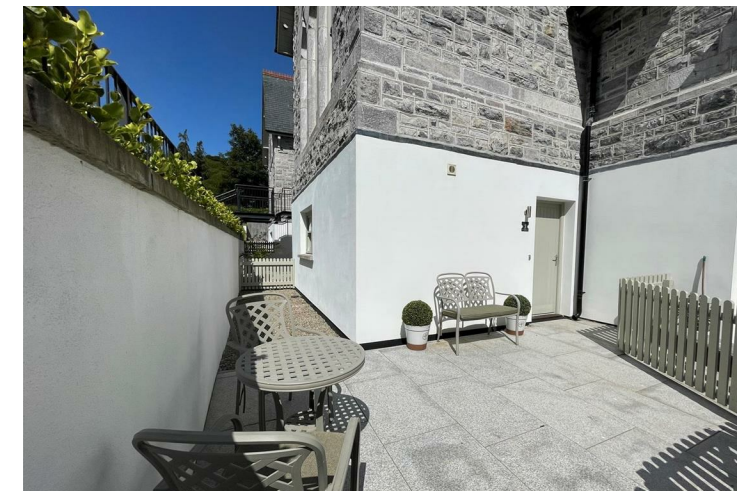


**TOTAL FLOOR AREA : 917 sq.ft. (85.2 sq.m.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**A BEAUTIFULLY APPOINTED 2 BEDROOM PROPERTY WITH ACCOMMODATION OVER 2 FLOORS, OPEN PLAN LIVING SPACE AND 2 PARKING SPACES. SHORT WALK TO TOWN AND BOAT LAUNCHING FACILITIES.**

**Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991**  
 Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.



**3, Old Station Masters House Station Road, Fowey, PL23 1DF**

**The Location**  
 Fowey is regarded as one of the most attractive waterside communities in the county. Particularly well known as a popular sailing centre, the town has two thriving sailing clubs, a famous annual Regatta and excellent facilities for the keen yachtsman. For a small town Fowey provides a good range of shops and businesses catering for most day to day needs. The immediate area is surrounded by many miles of delightful coast and countryside much of which is in the ownership of the National Trust. Award winning restaurants, small boutique hotels, excellent public houses etc, have helped to establish Fowey as a popular, high quality, destination.

There are several excellent golf courses within easy reach, many world class gardens are to be found in the immediate area and the fascinating Eden Project with its futuristic biomes is just 5 miles to the north west.

There are good road links to the motorway system via the A38/A30. Railway links to London, Paddington, can be made locally at Par, and St. Austell and there are flights to London and other destinations from Newquay.

**The Property**  
 Owned by the vendors since construction, this lovely apartment has been used as a much loved second home. Situated in an impressive granite building which stands on the site of the original Station Masters House, the property offers beautifully presented accommodation with the benefit of reverse accommodation, high ceilings and large windows to the open plan living space.

There are 2 double bedrooms, 2 bathrooms and underfloor heating throughout. The property is one of only 4 on this exclusive development that has 2 designated parking spaces and 2 outdoor terraces, one to the front of the property and one at the rear, accessed from the principal bedroom. There is also use of the pretty communal gardens.

Just a short and level walk to the town centre and with boat launching facilities close by, this lovely property would suit either as a lovely second home or easily maintained main residence, as the property has unrestricted use.

The property is accessed via an pedestrian walkway from the car park. The front terrace is enclosed by painted wooden fencing and there is an area of gravel to one side, a useful storage space.

The front door opens to the entrance hall, with useful storage cupboard to one side and a further cupboard with space and plumbing for washing machine and further storage space. A door opens to the principal double bedroom with elegant ensuite shower room, built in cupboards, and double doors open to the rear paved courtyard. There is a further double bedroom, currently configured as a twin which has use of the family bathroom, with panelled bath and shower over. Stairs lead to the first floor with a useful storage area underneath.

The first floor is a spacious, light and airy, open plan living area, with high ceilings, attractive windows and timber flooring. To one end is a well appointed kitchen with range of integral appliances including wine cooler dishwasher and fridge/freezer. There are windows to the rear elevation which gets the afternoon and evening sun streaming through. To the side of the kitchen there is space for a large dining table with the front of the open plan area configured as a sizeable sitting room.

**Outside**  
 To the front of the property there is a large paved terrace, enclosed by attractive timber fencing, which attracts sun for the morning and into the afternoon, an ideal spot for breakfast or early lunch. To one side there is a gravelled area, which could be used for storage.

To the rear is a further paved terrace, enclosed by fencing, which gets sun into the afternoon and early evening. This terrace is accessed from the principal bedroom or externally from a pedestrian walkway leading to the ferry road. There is also access to the pretty communal gardens, laid to lawn and bordered with plants and shrubs.

The property also benefits from an additional locked storage shed, easily accessed through the outside patio, and is sufficiently large enough to store chairs, water sports equipment etc.

**EPC Rating - B**  
**Council Tax Band - E**

**Tenure**  
 The property is leasehold on the remaining term of a 999 year lease, which commenced in 2018. Ground rent £350 pa. Service charge £3006.84 pa (23/24)

**Viewing**  
 Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.  
 Tel: 01726 832299 Email: info@maywhetter.co.uk