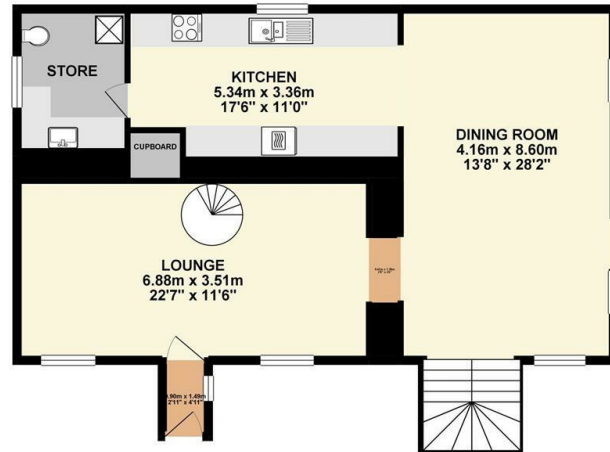


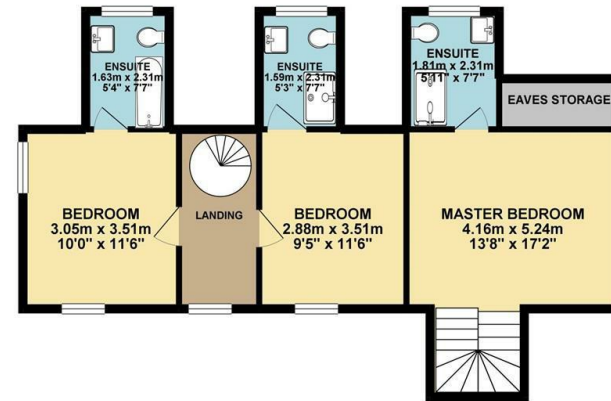
MAY WHETTER & GROSE

PENMARLAM QUAY COTTAGE , NR FOWEY, PL23 1LZ GUIDE PRICE £985,000

GROUND FLOOR 84.68 sq. m.
(911.47 sq. ft.)



1ST FLOOR 58.03 sq. m.
(624.67 sq. ft.)



TOTAL FLOOR AREA : 142.71 sq. m. (1536.13 sq. ft.) 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 UNIQUE OPPORTUNITY TO PURCHASE A BEAUTIFULLY PRESENTED DETACHED HOUSE, WITH THE UNUSAL BENEFIT OF THE RIGHT, IN PERPETUITY, TO MOOR A VESSEL ON PENMARLAM PONTOON UP TO 42FT (12.8M) PRETTY GARDENS AND VIEW TO THE HARBOUR. THERE IS A DOUBLE GARAGE AND FURTHER WORKSHOP/STORAGE AREA. Please ask for further details regarding mooring and further benefits.

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.



Penmarlam Quay Cottage Penmarlam, Nr Fowey, Cornwall, PL23 1LZ

The Location
 Penmarlam Quay and Boat Park is owned by Fowey Harbour Commissioners and is situated in a stunning waterside location close to the picturesque hamlet of Mixtow. There is beautiful scenery and lovely coastal walks through woodland and farmland and the pretty village of Bodinnick is just a short walk away.

The ancient harbour side town of Fowey, just a short hop across the river, is one of Cornwall's most attractive small ports and has an excellent range of shops, restaurants, pubs etc. It is particularly well known as a sailing centre and hosts a famous week long Regatta each year in August. There are good road connections from Bodinnick to the A38/A30, and then the motorway system. Railway stations can be found at Par, via the ferry, Lostwithiel, Liskeard and Bodmin Parkway.

The Property
 Penmarlam Quay Cottage occupies an elevated position on the edge of the facility and has a lovely view through the trees to the water beyond. It is ideally placed for someone whose passion is water sports, yachting or fishing. In addition to the unusual location the cottage is the only property on the river with the benefit of a 42 ft pontoon mooring for use in perpetuity, in agreement with Fowey Harbour Commission. Further benefits include the right to place a vessel up to 30 ft in Winter storage at Penmarlam (subject to the ability of FHC to lift the vessel) and right to free access through the barrier through ANPR or PIN code or fob. Please ask for further details on benefits.

It is believed that a building has stood on the site since c 1300 with the building originally converted in the 1970s. Since then, the property has been extensively renovated and extended to provide a spectacular residence finished to a high standard and in a contemporary style, offering flexible and stylish accommodation arranged over two floors.

Many of the rooms have stunning views across countryside or towards the water.
 On the ground floor bi folding doors open to an impressive living/dining room area with views towards the water. An attractive granite floor has underfloor heating and an oak staircase leads to the master bedroom suite. The stylish and well appointed kitchen has a number of integrated appliances, with granite worksurface and granite tiled floor. A cosy snug boasts a contemporary styled wood burning stove and a characterful staircase leads to the first floor.



From the snug, a staircase leads to the landing which opens to the two double bedrooms, both with fabulous en suite shower/bath rooms. A further, stylish oak staircase has been added, which leads from the living room to the spacious master bedroom with views over the garden and to the river and benefits from it's own en suite shower room.

Please see floor plan for accommodation layout and room sizes.

Outside
 The property is approached over a shared driveway which has barrier access to enhance security to the area. The gravelled driveway can accommodate a number of vehicles or dinghy style boat. There is a double garage with considerable space underneath for further boat storage or workshop area and a mechanical ventilation and heat recovery system in operation to ensure constant airflow.

The grounds are a delight, with a large paved terrace to the front of the property, ideal for those summer BBQs and a further area laid to lawn.

Agents Note
 A very unusual benefit of the property is the provision for a 42 ft boat mooring in perpetuity, on one of the Penmarlam pontoons. This berth is offered in agreement with Fowey Harbour Commissioners and is subject to licence and the usual fees. Please ask for further information.

The property is currently run as a successful holiday let via Holiday Cottages - <https://www.holidaycottages.co.uk/cottage/86544-penmarlam-quay-cottage>.

EPC Rating - D
Council Tax Band - Non Domestic
Tenure: Freehold

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

Services
 None of the services, systems or appliances at the property have been tested by the Agents.

Local Authority
 Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR