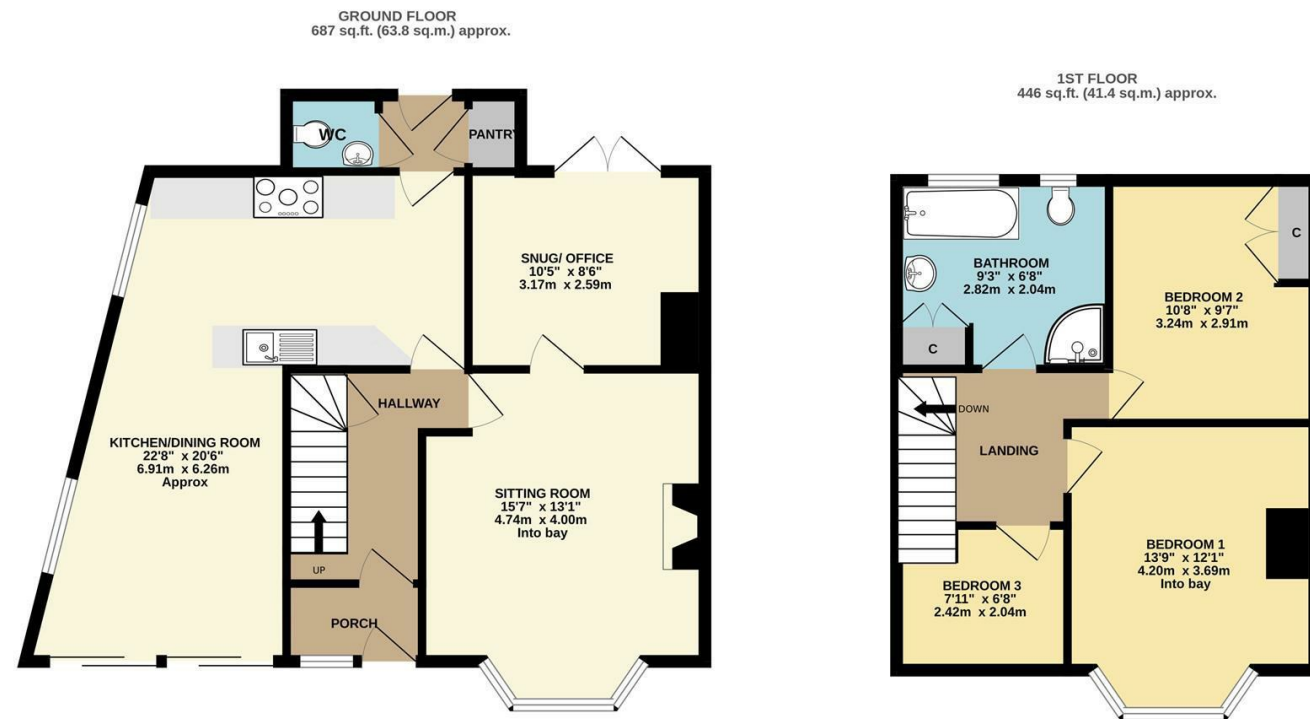


# MAY WHETTER & GROSE

**1 PARK ROAD,  
FOWEY, PL23 1EB  
GUIDE PRICE £465,000**



**TOTAL FLOOR AREA : 1133 sq.ft. (105.2 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 SUPERBLY PRESENTED, SEMI-DETACHED, THREE BEDROOM HOME WITH ELEVATED VIEWS OVER ROOF TOPS TOWARDS THE FOWEY ESTUARY AND POLRUAN. BEAUTIFUL FRONT AND REAR GARDENS AND A LEVEL WALK TO LOCAL AMENITIES AND SCHOOLS. PARKING FOR 2/3 VEHICLES.**

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**1 Park Road, Fowey, PL23 1EB**

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.

Park Road is a fantastic location for a family home. Amenities include a post office, convenience store, recreation ground, primary and secondary school all within a short level walking distance of the property. Close by is Squires Field which provides free parking.

**THE PROPERTY**

An extremely well presented and loved home which makes you smile from first glance.

The front door opens into an inner porch with a traditional mosaic tiled floor which is useful to store shoes and coats. A door opens into a warm and welcoming entrance hall with stairs rising up to the first floor. From here doors lead into the kitchen/dining room and sitting room.

The sitting room is filled with light from a big bay window and a handsome wood burning stove provides not only a great feature but keeps the room cosy and warm in the chillier evenings. Leading off from this room is a versatile snug/office or an extra bedroom if needed. Double doors lead out to the garden.

The kitchen/ dining area is a fabulous room which has its very own style. Open plan yet defined, the kitchen has a large Rangemaster oven, space for an under counter fridge and freezer and dishwasher. With ample base and wall units with worksurface over, the kitchen opens through to the dining area with windows to the side and 2 sets of sliding doors, allowing plenty of light into the room and access to the timber decked patio area.

Accessed from the rear of the kitchen there is a small hallway with door opening to cloakroom with WC and wash basin. A further door opens to a very useful panty/storage cupboard. An external door opens to the rear garden.



Stairs lead to the first floor with window to the side elevation allowing light through to the spacious landing with doors to all bedrooms, and hatch to loft space.

The principal bedroom is a lovely generous size with large bay window to the front offering super views across to Polruan, a glimpse of the sea and harbour across to Pont. There is a further double bedroom to the rear with window overlooking the garden and a single bedroom, again with lovely views towards the harbour.

A generous sized family bathroom has both panelled bath, shower cubicle with tiled walls, WC and wash hand basin. A window to the rear overlooks the garden.

**Outside**

Accessed directly from Park Road there is a parking area suitable for 2/3 vehicles and access to the front garden. A further pedestrian gate opens into the enclosed front garden with pathway leading through lawned areas to both sides and borders planted with mature shrubs and plants. Steps lead up to a large decked patio area with lovely views across to countryside and Polruan beyond. A timber pergola offers shade and the property and gardens are south facing.

A gate at the side of the house leads to a pathway which opens to the rear of the property where there is a large paved patio area. There are 2 substantial outhouses, with plumbing and space for washing machine and further storage.

A path leads to a productive vegetable garden area with raised beds and greenhouse area. There is a large shed at the rear of the garden currently used for storage, and a door opens to the lane behind neighbouring properties, giving access to Tavern Barn.

**Council Tax Band - C**

**EPC Rating - D**

**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