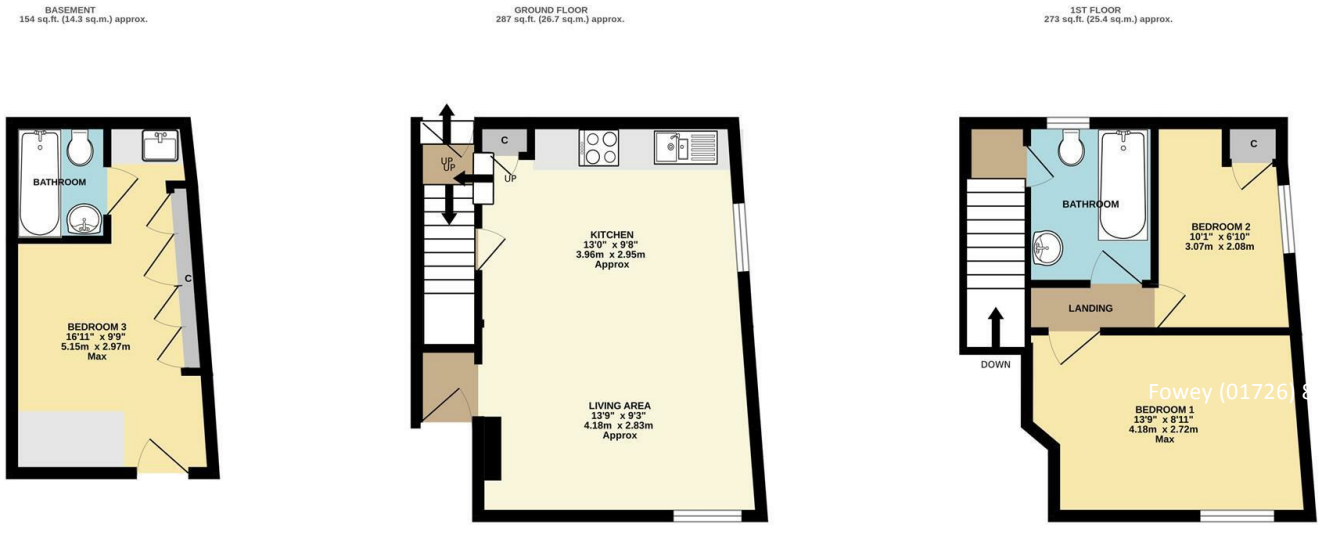




**14 BULL HILL,  
FOWEY, PL23 1BZ  
GUIDE PRICE £410,000**



**TOTAL FLOOR AREA : 715 sq.ft. (66.4 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 CHARACTERFUL AND ROMANTIC 400 YEAR OLD FISHERMAN'S COTTAGE LOCATED IN THE HEART OF FOWEY. TWO BEDROOMS WITH A SELF CONTAINED THIRD BEDROOM, OPEN PLAN LIVING AND RIVER VIEWS. PERFECT HOME, BOLT HOLE OR HOLIDAY LET CLOSE TO CENTRE OF TOWN.**

**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.





**14 Bull Hill, Fowey, PL23 1BZ**

**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.

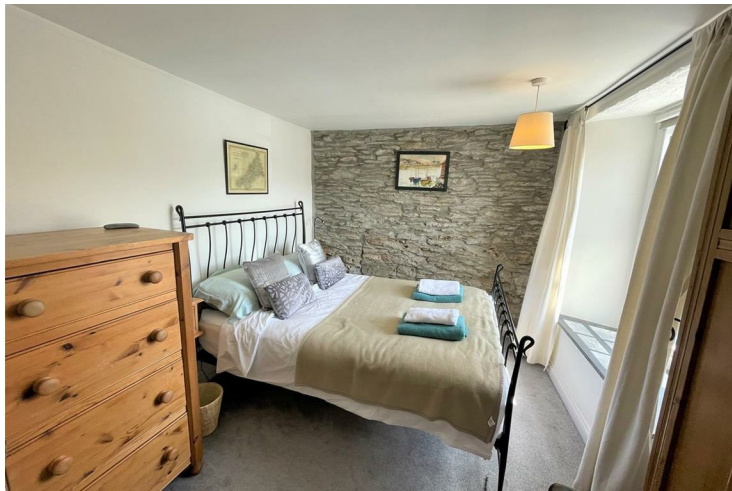
There are good road links to the motorway system via the A38/A30. Railway links to London, Paddington, can be made locally at Par, and St. Austell and there are flights to London and other destinations from Newquay.

**The Property**

Proudly perched in the heart of Fowey, this characterful 400 year old fisherman's cottage offers beautifully presented accommodation arranged over 3 floors. Separated from the main cottage on the lower ground floor is a third bedroom with bathroom and utility area, otherwise known as the "captain's cabin". The property has kept much of its character and provides an idyllic home, bolt hole or holiday let in the centre of town, a stone's throw from the plethora of shops, bars, and restaurants that Fowey has to offer.

Accessed from Bull Hill, the front door opens to steps that lead down to an entrance hall. Stairs rise to the first floor and a door opens to a charming and spacious open-plan living area, combining a well-appointed kitchen with plenty of wall and base units, tiled flooring and ample work surface, along with a sitting room with carpet and exposed stone walls. This room comprises sash windows to the rear and side elevations, allowing for plenty of light and views toward the river and North Street. Practical cupboards can be found in the kitchen and under the stairs, providing further storage.

From the sitting room, a door opens out to a small courtyard - ideal for storing bins and outdoor equipment.



Stairs rise up to a landing with doors leading off to two bedrooms and a bathroom.

The sizeable principal bedroom comprises an exposed stone feature wall and sash window to the rear elevation, making way for views of the river. The second bedroom has a useful, fitted wardrobe with alcove shelving and a window to the side elevation offering picturesque views of North Street. The tiled bathroom comprises WC, hand wash basin, bath with shower over, and over stairs cupboard housing the boiler.

Separate from the main cottage is an undercroft bedroom, accessed from Custom Hill. A stable door opens to a spacious double bedroom with a useful utility area with plumbing for a washing machine and a Belfast sink. A door opens to a good-sized, tiled bathroom comprising a panelled bath, WC and hand wash basin.

**Local Authority**

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

**Services**

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

**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

**Freehold**

**Council Tax Band - Non Domestic Rates**

**EPC Rating - E**