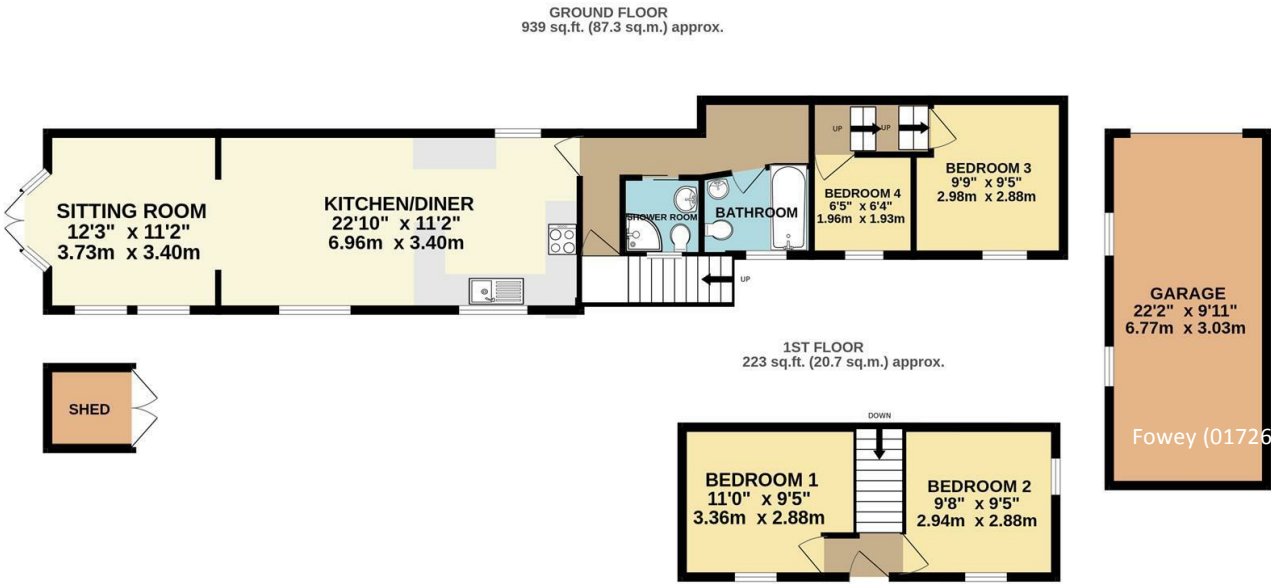




**PINK COTTAGE,
BODINNICK BY FOWEY, PL23 1LX
GUIDE PRICE £750,000**



TOTAL FLOOR AREA : 1162 sq.ft. (108.0 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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LOCATED ONLY 100 YDS FROM THE WATERS EDGE, A CHARMING 4 BEDROOM SOUTH FACING COTTAGE WITH EXTENSIVE WATER VIEWS LARGE TERRACE WITH VIEWS TO THE HARBOUR ENTRANCE, FURTHER AREA OF GARDEN TO THE REAR, GARAGE AND PARKING.

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Pink Cottage Bodinnick by Fowey, Cornwall, PL23 1LX

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 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 the Fowey Estuary as a popular, high quality, destination.

Newquay Airport is only 34 miles away and the mainline London Paddington railway can be accessed at Lostwithiel (8 miles away).

The Property

This much loved property has been under ownership of the same family for approximately 50 years and has been restored and renovated over the years. Pink Cottage offers the opportunity to acquire a most charming riverside home, with fabulous water views and would suit as either a main home or second home/holiday let. Currently used as a successful holiday let, viewings are available on changeover day (Saturday).

The accommodation is well presented and benefits from full double glazing and night storage heating.



The front door opens to the entrance hall with door to the left opening to the open plan living area, complete with well appointed kitchen/dining room, with windows offering spectacular river views and across to Fowey. This lovely room leads on to the sitting room area, complete with open fire and again with views to the river. Double doors open to a lovely paved terrace which again offers water views and is a great space to watch the activities on the water and entertain.

From the entrance hall there are doors opening to two of the four bedrooms as well as a bathroom and shower room, all recently refitted. Stairs lead down to the ground floor where there are two further double bedrooms and a door opening to the pathway in front of the property.

Outside

Accessed from the quiet road through Bodinnick, and situated only 100 metres (approx) from the property, a private drive provides parking for at least one car and there is a detached garage for further parking or storage (22 x 10 approx).

A large terrace accessed from the sitting room provides privacy and a lovely area to watch the river, harbour entrance and look across to Fowey. There is a timber shed for storage. Steps from the rear of the terrace lead up to a further area of garden with yet more impressive views and potential to create a further terrace if desired.

EPC Rating - F

Council Tax Banding - Non Domestic

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.