

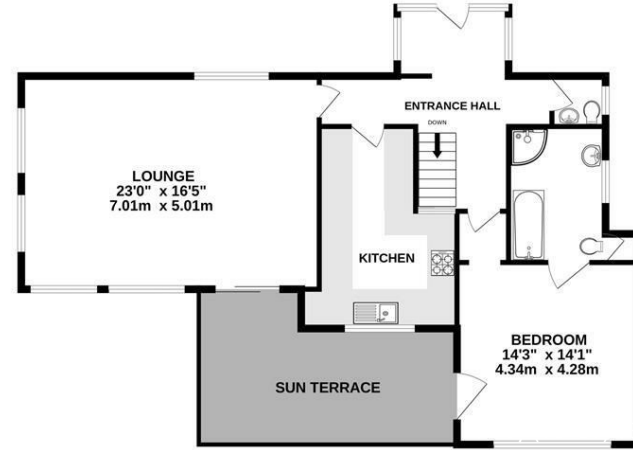
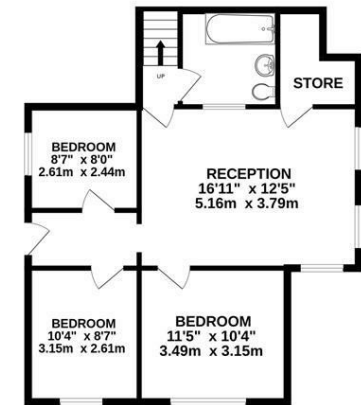
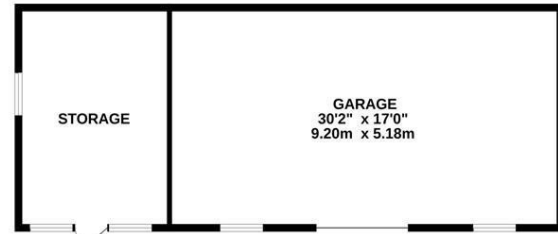


MAY WHETTER & GROSE

12 HANSON DRIVE, FOWEY, PL23 1ET OFFERS OVER £1,500,000

GROUND FLOOR

1ST FLOOR



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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OPPORTUNITY TO PURCHASE A 4 BEDROOM PROPERTY LOCATED IN AN ELEVATED POSITION WITH PANORAMIC VIEWS TO THE HARBOUR, OUT TO SEA AND ACROSS TO POLRUAN. LARGE GARDENS, DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES, GARAGE AND FURTHER OUTBUILDING.

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
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Fowey (01726) 832299



MAY WHETTER & GROSE

www.maywhetter.co.uk info@maywhetter.co.uk



12 Hanson Drive, Fowey, PL23 1ET

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
 Situated in an elevated position, the property offers spacious 4 bedroom accommodation with reverse living to benefit from the spectacular views across the harbour and out to sea.

With scope to alter the flexible accommodation if required, the property offers an opportunity to put one's mark on a fabulous family home or second home.

Accessed directly from Hanson Drive, the driveway leads around to the rear where there is parking for several vehicles with access to the large garage and outbuildings.

The property is accessed via the front door which opens to a large, airy entrance hall with doors to all principal rooms and stairs leading to the lower floor.

The generous sized sitting room incorporates a dining area and has large glass windows offering wonderful views to the harbour and out to sea. A sliding door opens to the balcony, again with fabulous views and is a lovely area to sit out and enjoy the activities in the harbour.



A kitchen/breakfast room has a range of base and wall units with work surface over and plumbing for integrated appliances. A large window overlooks the harbour.

The principal bedroom offers views to the harbour and access to the balcony located at the front of the property. There is a large en suite bathroom with fully tiled walls and floor, panelled bath and, separate shower cubicle and wash basin set in vanity unit with storage cupboards.

A useful cloakroom with WC and wash hand basin are also located off the entrance hall.

Stairs lead to the lower floor where there is a bathroom and a large room, used by the owner as a study area. Also on this floor are 2 double bedrooms, both with views over the garden to the harbour and a further single bedroom with window to the side elevation.

An external door opens to the garden at the side of the property and there is access to a void underneath the property which is useful as a storage area or potential for further uses or development, subject to the necessary planning permissions.

Outside
 From the tarmac driveway there is access to the garage located to the rear of the property, which has an electric up and over door. Steps lead up to a mezzanine level inside the garage and accessed from inside the garage on the ground floor, there is a further room suitable as a workshop or storage area. Located in an additional outhouse, there is a well, which is believed to have provided water for the gardens of Fowey Hall. A Lister engine is used to pump the water which has been in use until recently.

Gardens extend to the front, side and rear of the house which are laid mainly to lawn with a number of borders housing mature shrubs and plants.

EPC Rating - D

Council Tax Band - G

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