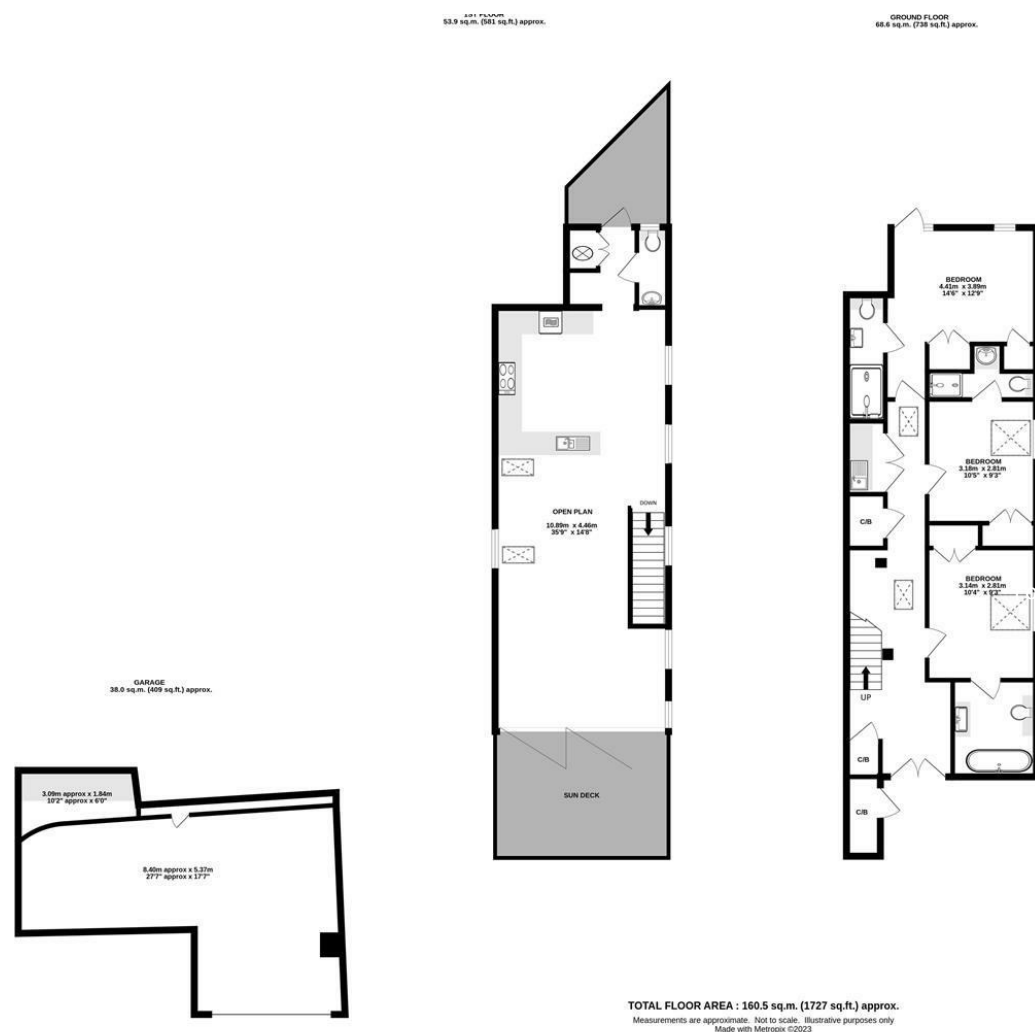




**THE OLD PRINT WORKS STATION ROAD,
FOWEY, PL23 1DF
GUIDE PRICE £850,000**



A UNIQUE THREE BEDROOM DETACHED HOUSE TUCKED AWAY IN A PEACEFUL LOCATION, YET JUST A SHORT WALK TO TOWN. OPEN PLAN LIVING ACCOMMODATION MAKES THE MOST OF THE INCREDIBLE WATER VIEWS AND WITH THE BONUS OF LARGE SINGLE GARAGE FOR PARKING AND STORAGE. TO BE SOLD AT AUCTION - DATE COMING SOON.

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.





The Old Print Works Station Road, Fowey, PL23 1DF

The Property

Perched in the canopy of trees high above the hustle and bustle of the Fowey estuary, this unique 3-bedroom detached property was built in 2014 and offers incredible water views, with the amenities of Fowey just a short stroll away. The reverse living layout, with floor-to-ceiling glass bi-folding doors, and superb decking areas, make the most of the stunning water views, while high vaulted ceilings create a light, airy feel throughout.

Affording the most incredible views, this eco-chic wood-clad property is set in a tranquil position high in the hillside above Fowey. Constructed in 2014 and surrounded by trees, with a sheltered garden and private garage, The Old Print Works is situated in a stunning conservation area, directly opposite the Bodinnick Ferry. The light and airy interiors all have vaulted ceiling and exposed beams. Due to its elevated position, the property is accessed via steps leading up to the property from the garage, but the climb rewards you with breath-taking views up-river and across the surrounding countryside.

The Old Print Works is built into the side of the hill and laid out in a series of terraced levels. A large single garage located on Station Road for parking and generous storage, is accessed with key entry electric shutter. A passageway with steps leads up to the main entrance. An external storage room is located underneath the sundeck. External steps lead up to the various sundecks.

Grant Aerona Air Source Heat Pump with underfloor heating throughout the property, and zoned thermostats. Owned solar panels. Mains electricity, water, and drainage.

Contents - Available via separate negotiation.



The Location

Fowey is situated at the mouth of the River Fowey in an Area of Outstanding Natural Beauty. The neighbouring villages of Polruan and Bodinnick are a short ferry ride across the estuary. Set in the middle of the South Cornish coastline between Mevagissey and Looe, Fowey plays host to a number of major cultural and maritime events, including the Fowey Festival of Arts and Literature and the Fowey Royal Regatta. Whilst Fowey remains a working, deep water port, it is also the perfect base from which to explore the Channel Islands and beautiful harbours and creeks of the West Country.

Throughout the summer, its harbour teems with boating activity, from competitive racing of the local Troy class, cruising yachts and dinghies, to large gaff-rigged wooden Oyster luggers and visiting cruise liners. The town itself is rich in amenities with all manner of shops, banks, boutiques, bars, delicatessens, and restaurants. It also has its own hospital, doctors, and dentists' surgeries, as well as a library, and primary and secondary schools.

Freehold

what3words: listening.working.landowner

Viewing

Strictly by appointment with May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.
Tel: 01726 832299 Email: info@maywhetter.co.uk

EPC - RATING C

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