



GROUND FLOOR  
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 722 sq.ft. (67.1 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.  
Made with Metropix ©2022



**SITUATED JUST 100 METRES FROM THE WATER'S EDGE AT CAFFA MILL, AN APARTMENT TUCKED AWAY ON THE FIRST FLOOR OF A BEAUTIFULLY REFURBISHED FORMER RAILWAY HOUSE, AND ONLY A SHORT WALK FROM THE CENTRE OF FOWEY. ON SITE PARKING FOR ONE VEHICLE.**



**MAY WHETTER & GROSE**

**5 OLD STATION MASTERS HOUSE,  
FOWEY, PL23 1DF  
GUIDE PRICE £349,950**



**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.



23 Fore Street., Fowey, Cornwall, PL23 1AH . Tel: (01726) 832299  
Also at Piran House, 11 Fore St, St. Austell, Cornwall PL25 5PX. Tel: (01726) 73501  
Website: [www.maywhetter.co.uk](http://www.maywhetter.co.uk) E-mail: [info@maywhetter.co.uk](mailto:info@maywhetter.co.uk)



5 Old Station Masters House, Station Road, Fowey, Cornwall, PL23 1DF

**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.

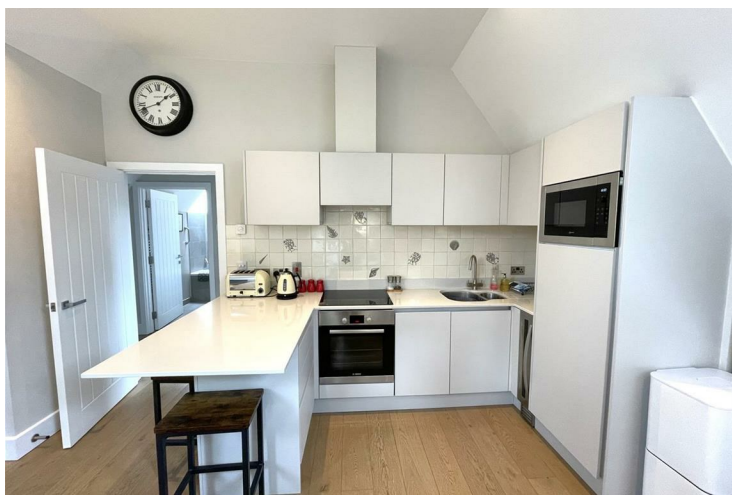
There are several excellent golf courses within easy reach, many world class gardens are to be found in the immediate area and the fascinating Eden Project with its futuristic biomes is just 5 miles to the north west.

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**  
 Located just 100 metres from the water's edge, this apartment is tucked away on the first floor of a beautifully refurbished former railway house, and is only a short, flat walk from the centre of Fowey. The property benefits from under floor heating throughout and has remotely electronically operated Velux windows and black out blinds (except bedroom 2/study). The property is currently used as a 2 bedroom property.

The apartment is accessed through the main front door of the Old Station Masters House, into a communal hallway with stairs leading up to the first floor and the entrance door of the apartment.

On entering the apartment, there is a hallway area, with a door opening to a utility cupboard with plumbing for washing machine and useful storage area. A further door leads to the open plan living area (5.15m x 4.9m) which boasts a contemporary style, well appointed kitchen with integrated appliances (including dishwasher, wine chiller, fridge, microwave and induction hob) and a useful breakfast bar, space for dining table and sofas, and attractive oak flooring throughout.



Steps lead down from the living area to a lovely room which is currently used as a second bedroom, but could also be used as an additional reception room/study/snug, (4.65m x 4.58m with some reduced head height).

There is a stylish master bedroom (3.55m x 2.95m) with built-in wardrobes, and a sleek and well appointed bathroom, with bath and shower over, located opposite.

**Outside**  
 The designated car parking space is located at the front of the Old Station Masters House where there is further designated parking spaces for the neighbouring properties. To the rear and accessed from either the communal entrance hallway, or via a pathway around the side of the building, is located a pretty communal garden offering a relaxing space, ideal for a morning coffee or afternoon tea.

Located to the side of the building there is a storage shed.

**EPC Rating - B**  
**Council Tax Band**  
 Currently Business Rates

**Leasehold**  
 The property is held on the remaining term of a 999 year lease, commenced 2017.  
 Ground Rent - £250 pa Review period 2050.  
 Service Charge - £3,006.84 pa. Review period annual.

**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

**Local Authority**  
 Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR