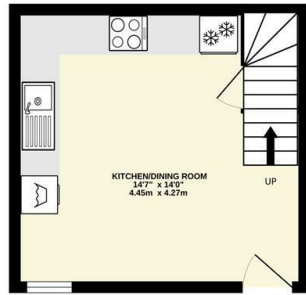


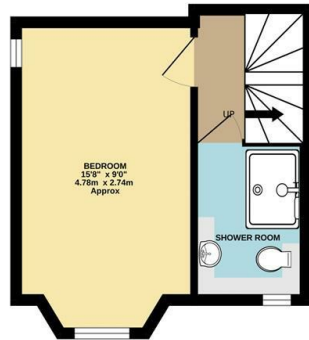


**21 LOSTWITHIEL STREET,  
FOWEY, PL23 1BE  
GUIDE PRICE £335,000**

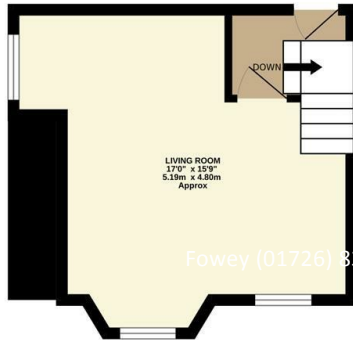
GROUND FLOOR  
205 sq.ft. (19.0 sq.m.) approx.



1ST FLOOR  
217 sq.ft. (20.2 sq.m.) approx.



2ND FLOOR  
236 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.1 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.  
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**A ONE BEDROOM, 19TH CENTURY TERRACED COTTAGE LOCATED CLOSE TO ALL AMENITIES AND HISTORIC HARBOUR. ARRANGED OVER THREE FLOORS AND WITH ESTUARY AND TOWN VIEWS FROM THE LIVING ROOM. \*\*PRIVATE GARDEN TERRACE WITH ESTUARY VIEWS\*\***

**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.





## 21 Lostwithiel Street, Fowey, Cornwall, PL23 1BE

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 LOCATION

Lostwithiel street is a popular road in Fowey. The location is perfect for being close to the town centre with all its amenities and the historic harbour. A stroll up the hill takes you to the main car park in Fowey.

### THE PROPERTY

Built in the 19th Century, 21 Lostwithiel is an end of terrace cottage arranged over three floors with the sitting room on the top floor making most of the Fowey Estuary views.

The front door opens directly into a modern and spacious kitchen/dining room which has plenty of room for a table and chairs. The stylish kitchen comprises of generous wall and base units, worksurface, integral dishwasher, electric oven and hob,



Stairs rise up to the first floor with doors giving access into the bedroom and shower room. The shower room has a shower cubicle, WC, hand wash basin with vanity unit and heated towel rail.

From the first floor landing, stairs rise up to an inner hallway with a door leading out to the rear of the property and a door opening into the living room. This generous sized room has three Upvc sash windows which fill the room with light and provide interesting and delightful views between the roof tops of Place, the church and Fowey estuary.

### OUTSIDE

From the road and adjacent to the property, Longsteps gives public access up to Place View. Half way up the steps a metal gate opens to give shared access to 21 and 2 Longsteps A door opens giving access into the property entering on the third floor. Steps opposite the door rise up to a garden terrace which has plenty of space for garden furniture and make it the perfect location to enjoy outside dining or just relaxing and taking in the glorious views over the town's roof tops on to the Fowey estuary.

### TENURE FREEHOLD

### EPC RATING D

### COUNCIL TAX BAND - C

### 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