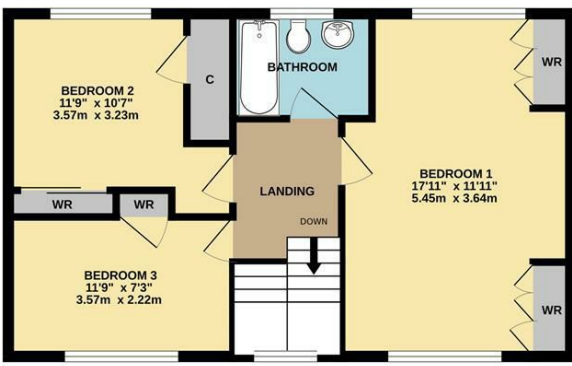




**22 VICARAGE MEADOW,
FOWEY, PL23 1DZ
GUIDE PRICE £485,000**

GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.

1ST FLOOR
525 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1225 sq.ft. (113.8 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 SPACIOUS, THREE BEDROOM, DETACHED, FAMILY HOME IN THE QUIET LOCATION OF VICARAGE MEADOW. OFF ROAD PARKING FOR AT LEAST TWO CARS, A GARAGE AND FRONT AND REAR GARDEN. ELEVATED VIEWS OVER THE ESTUARY TO COUNTRYSIDE BEYOND. VACANT POSSESSION, SELLING CHAIN FREE!



22 Vicarage Meadow, Fowey, PL23 1DZ

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.

This property offers a fabulous family home with all the benefits of being close to the town but still one step away, offering a more tranquil location but still surrounded by neighbours. This home is well presented but most buyers would look to modernise giving the perfect opportunity to create their own individual styled abode.

ACCOMMODATION

Access into the property can either be through the door opening directly into the kitchen/dining room, handy when your carrying in the shopping! The main front door opens into the entrance hall, which has doors opening to a separate WC, Kitchen/dining room, sitting room and stairs rise up to the first floor. There is also a very useful storage cupboard under the stairs.

The shaker styled Kitchen has ample base and wall units with space for a freestanding oven and washing machine and integral under the counter fridge and freezer. The room is made light and bright from patio doors in the dining area which lead out to a rear terrace. Elevated views can be enjoyed across the terrace over the estuary to countryside beyond.

The spacious sitting room is dual aspect with views through the large windows out to the front and rear gardens. A marble fire place with gas fire is the focal point of the room, keeping the sitting room warm and snug on cooler nights.



Stairs rise up to the landing where a window lets in light and views can be enjoyed. The first floor comprises of three bedrooms and a family bathroom. All bedrooms have built in storage cupboards with the principal and second double having the benefits of the beautiful view. The principal bedroom is dual aspect and is of a substantial size.

The family bathroom consists of a bath, WC and wash hand basin.

OUTSIDE

At the front of the property is a hardstanding and driveway which leads to the garage which has an electric door. There is off road parking for 2/3 vehicles not including the garage. The front garden is made up of raised flower beds mostly consisting of mature shrubs and plants. Steps lead down to a path which gives access around the side of the property to the rear garden. Opposite the front and kitchen door is a lean to which is perfect to keep garden paraphernalia and use as a greenhouse.

The rear garden has a good sized terrace leading off from the dining room patio doors, fabulous for sitting out and either relaxing or socialising, taking in the views over the garden, estuary and countryside beyond. Steps lead down to a large garden full of mature plants, shrubs, a wooden garden shed and greenhouse. A path winds its way down through the garden to a gate which opens on to a shared path giving access on to New Road Hill. This is a very handy cut through to the town.

EPC RATING - D

COUNCIL TAX BAND - E

TENURE - FREEHOLD

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