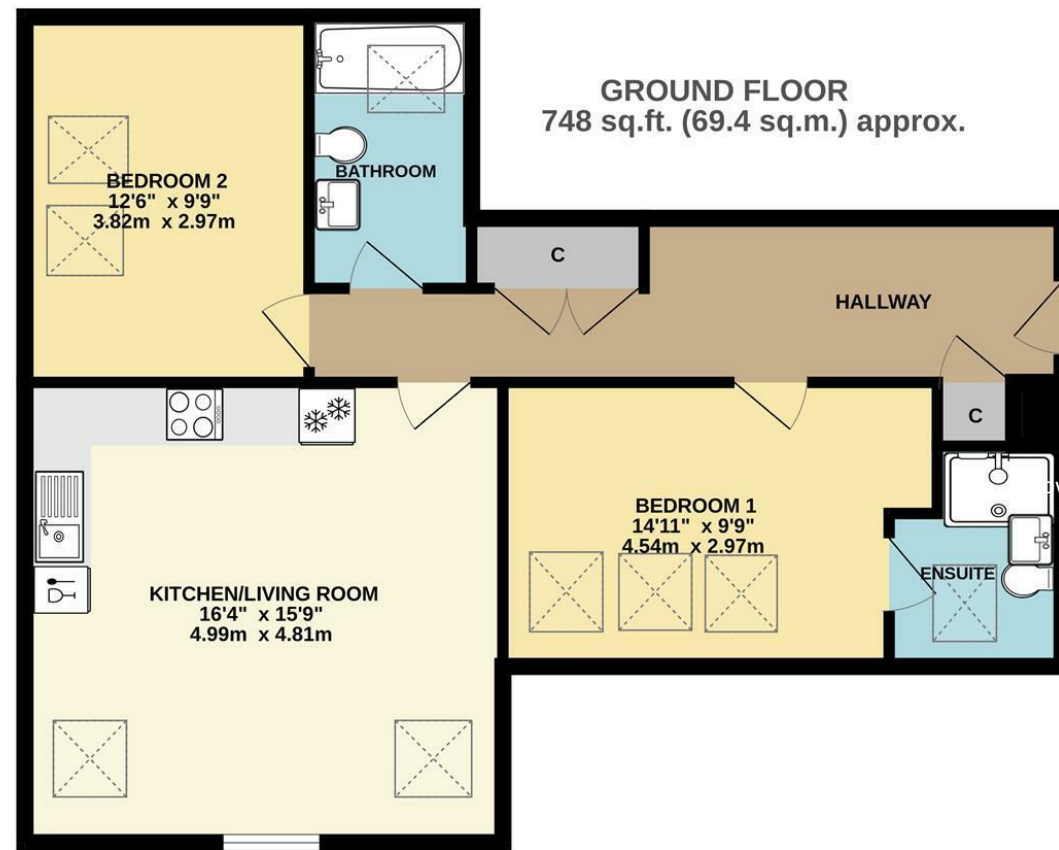




MAY WHETTER & GROSE

6 OLD STATION MASTER'S HOUSE, STATION ROAD, FOWEY, PL23 1DF GUIDE PRICE £429,950



TOTAL FLOOR AREA : 748 sq.ft. (69.4 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 STYLISH AND CONTEMPORARY TWO DOUBLE BEDROOM, TWO BATHROOM APARTMENT IN THE OLD STATION MASTER'S HOUSE. ONSITE DESIGNATED PARKING SPACE, VERY CLOSE TO A PUBLIC SLIPWAY GIVING ACCESS TO FOWEY ESTUARY. COMMUNAL GARDENS AND LEVEL WALKING DISTANCE TO ALL LOCAL AMENITIES. SELLING CHAIN FREE!

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



MAY WHETTER & GROSE

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6 Old Station Master's House, Station Road, Fowey, PL23 1DF

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 Old Station Master's House was renovated into beautiful contemporary apartments in 2017. Caffa Mill is an ideal location with additional car parking close by, public water access for small crafts and kayaks, etc and within a short level stroll of Fowey harbour, restaurants, pubs and an eclectic mix of shops. Caffa Mill has really started to come into its own with local businesses opening up and thriving!

THE PROPERTY

Steps lead up from the parking area into a main shared entrance hall which gives access to the communal gardens. Stairs rise up to give access to two apartments.

First impressions are everything and this apartment doesn't disappoint oozing contemporary, stylish décor throughout. The front door opens into a long entrance hall giving access to two double bedrooms, an open plan living room/kitchen and main bathroom.

The entrance hall has ample storage with a cupboard by the front door and, making good use of the eaves, a large storage cupboard with double doors which houses the washer/dryer machine and gas boiler, there is also space for cleaning equipment.

The living area feels warm, welcoming and is a great social room with plenty of space to sit, relax, cook and eat.

The stylish modern kitchen has ample wall and base storage units including integral dishwasher, fridge freezer, wine cooler, oven and hob.



A door opens into a stunning principal bedroom which is made light by triple roof Velux windows. This room boasts an en suite which comprises a double shower cubicle, wash hand basin, WC and heated towel rail.

The second double bedroom is a good size and also draws light from double roof Velux windows.

The bathroom has a bath with shower over, a wash hand basin, heated towel rail and WC.

The property has gas underfloor heating throughout and double glazed windows which results in a high EPC rating of a B.

The communal gardens are situated to the rear of the property curving around to the side providing an excellent spot to sit and watch people launching boats and generally messing about on the water!

An onsite designated parking space is a real selling point of the apartment and it also benefits from an outside storage shed.

There are no restrictions on usage of this apartment. The current owners do holiday lets as well as enjoying the apartment for themselves, friends and family. Selling chain free

Contents are available by separate negotiation.

EPC RATING - B

COUNCIL TAX - BUSINESS RATES

TENURE - LEASEHOLD

999 year lease from 20.06.2017
 Ground rent £300 fixed for 33 years
 Maintenance charge £3006 pa

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