



**38 HILL HAY CLOSE,
FOWEY, PL23 1EN
GUIDE PRICE £440,000**



TOTAL FLOOR AREA : 1345 sq.ft. (124.9 sq.m.) approx.

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A SUPERBLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME IN THE POPULAR HILL HAY ESTATE. OPEN PLAN KITCHEN/DINING ROOM, CONSERVATORY, GARAGE, FRONT AND REAR GARDEN. WITHIN WALKING DISTANCE OF BOTH PRIMARY AND SECONDARY SCHOOLS.

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38 Hill Hay Close, Fowey, Cornwall, PL23 1EN

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.

Hill Hay is a very popular estate in Fowey. A perfection location for families as within a short level walk of the primary and secondary schools, recreation field and play area. Being on the edge of the town makes commuting for work easy and stress free, especially in the busier months.

THE PROPERTY
A superbly presented, much loved home which greets you with a hug the moment you step through the door.

An entrance hall gives access to a separate WC with wash hand basin, a door into the kitchen and a doors into the sitting room. Stairs rise up to the first floor.

The spacious sitting room is made light and bright by the bay window and cosy and warm from the multi fuel burner fitting snugly into a brick surround with wooden mantle and slate hearth. This provides a real feature and focal point to the room. Double doors lead to the open plan kitchen dining room.

This stunning room offers a fabulous place to cook and be social with double doors opening out to the conservatory and into the sitting room. Doors also give access directly into the entrance hall and outside to the driveway.

A beautifully stylish white Crown kitchen is finished perfectly with a sleek black marble worksurface which extends creating a social breakfast bar. A Franke tap gives the luxury of instant boiling water complete with filter system. There are plenty of wall and base storage units with space for a dishwasher and American styled fridge freezer. Staying with the property is a smart Range Master double oven. The cupboard under the stairs makes for a great larder or storage area.

The conservatory is a real bonus with this property. Glass roofed and part walled makes this very much an additional room where you can enjoy views out over the garden, relax and unwind or use as a snug. Doors open to the rear garden.



The first floor comprises of three double bedrooms, a single bedroom (currently used as a dressing room), a family bathroom and airing cupboard housing the hot water tank.

The large principal bedroom has fitted wardrobes and an en suite comprising of a shower cubicle, wash hand basin and WC.

The two smaller double rooms have views out over the rear garden.

The single bedroom has been cleverly fitted out as a dressing room with storage units and drawers.

A modern and contemporary shower room with large shower cubicle, handwash basin, WC and heated towel rail.

OUTSIDE

The front garden has a driveway for two cars, a garage with electric door and separate door into rear garden. The front garden is mostly patio with mature shrubs.

A side gate gives access into the garden which has been landscaped to provide a patio sitting out area for al fresco dining, a separate area to unwind and relax and a lawned area with mature plants and flower borders. A gate at the rear gives access to a lane providing a short cut to Polvillion Road.

EPC RATING - C

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