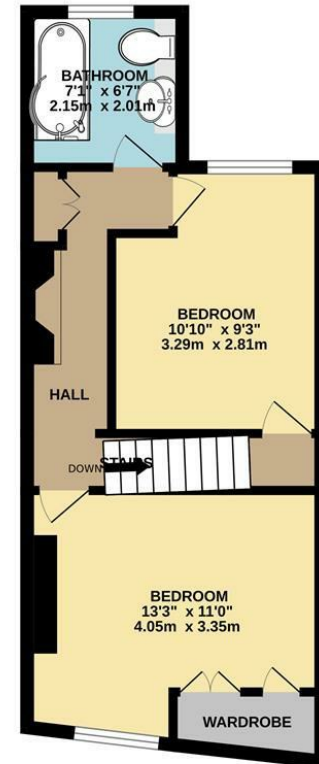
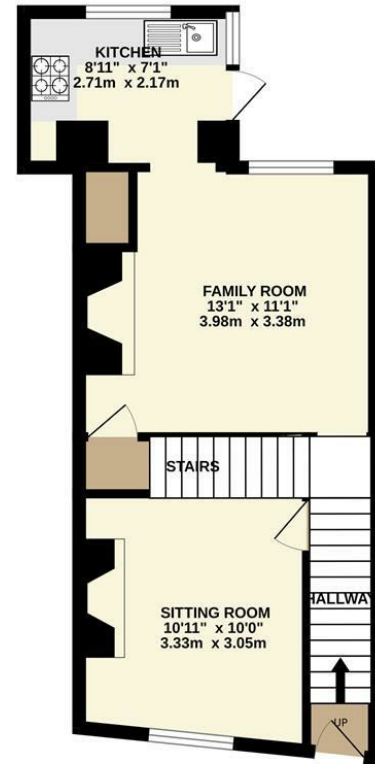




343 sq.ft. (31.9 sq.m.) approx.

343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA - 685 sq.ft. (63.7 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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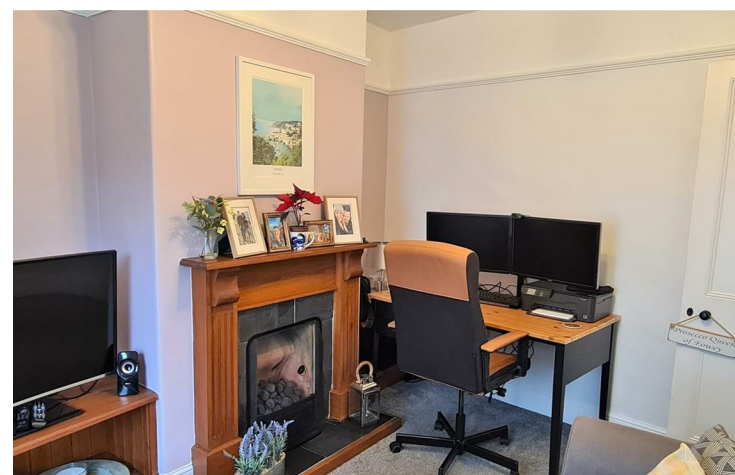


MAY WHETTER & GROSE

DU MAURIER REACH, 51 NORTH STREET, FOWEY, PL23 1DB GUIDE PRICE £425,000



A CHARMING AND WELL PRESENTED, TRADITIONAL 2 BEDROOM CHARACTER COTTAGE CLOSE TO THE WATER AND SHORT WALK TO THE TOWN CENTRE WITH SOME VIEWS ACROSS BERRILL'S YARD TO THE HARBOUR.



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.



Fowey (01726) 832299



MAY WHETTER & GROSE

www.maywhetter.co.uk info@maywhetter.co.uk



Du Maurier Reach, 51 North Street, Fowey, PL23 1DB

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

Formally a fisherman's cottage this lovely property is beautifully presented and has been upgraded by the current owners. Located just a short walk from the centre of town, the accommodation is arranged over 2 floors and has 2 bedrooms. Caffa Mill car park is only a 5 minute, level stroll from the property.

Currently used as a main home, the property has previously been run as a successful holiday let.

- Entrance Hall with steps leading to the sitting room and family room, stairs to first floor.
- Sitting Room with gas coal effect fire and a view to the water
- Family Room with gas coal effect fire, large, very useful understairs cupboard and opening to:
- Kitchen - recently upgraded with ceramic hob, and newly installed inset dishwasher, door to rear access
- Master Bedroom with window seat and views across Berrills Yard to the harbour
- Double bedroom with large cupboard
- Bathroom

www.maywhetter.co.uk



The cottage benefits from double glazing throughout and mains gas central heating. New Glow-Worm gas combi boiler installed in cupboard on landing.

Outside

The front of the cottage is approached directly from North Street with a couple of steps leading to the front door. Opposite the cottage North Street widens so short stops for unloading is possible.

Access to the rear of the cottage is via a shared alleyway at the side of number 45 North Street, which runs along the rear of the row of cottages. Immediately from the back door there is a small patio area suitable for small table and 2 chairs. An outhouse provides plumbing for a washing machine and space for a tumble dryer. A further outhouse is used for storage.

Agents Note

All furnishings and white goods are available by separate negotiation.

Council Tax - Band C

EPC RATING D

Services

None of the services, systems or appliances at the property have been tested by the Agents.

Local Authority

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR

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

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