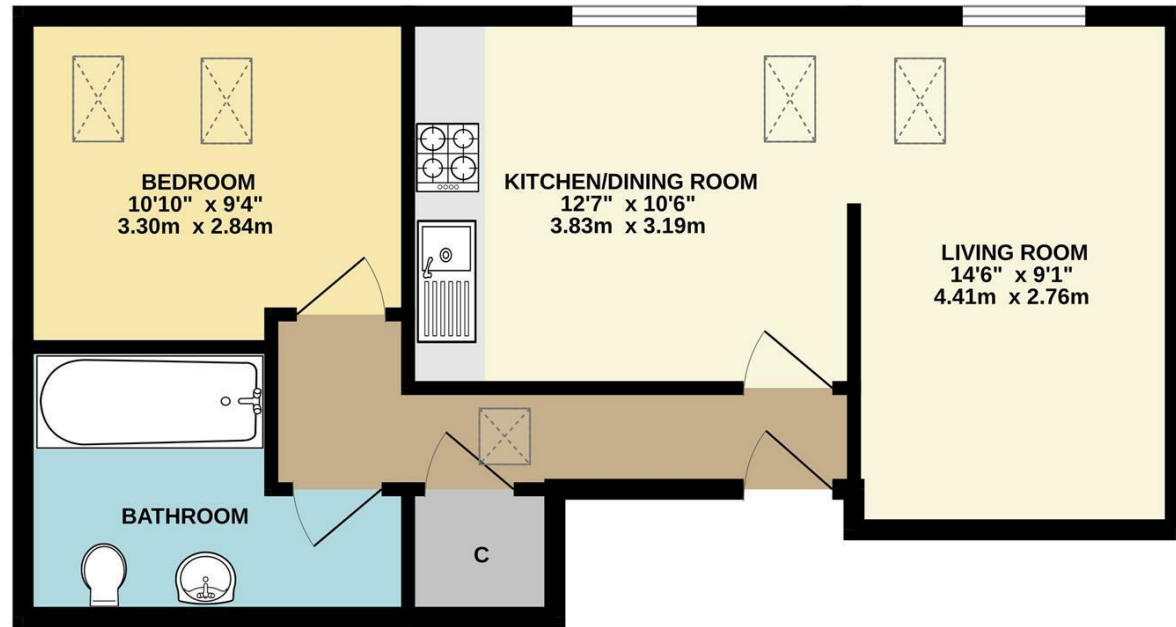


# MAY WHETTER & GROSE

THE SALT LOFT FORE STREET,  
FOWEY, PL23 1AQ  
GUIDE PRICE £285,000

GROUND FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 496 sq.ft. (46.1 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 HIDEAWAY RETREAT SITUATED IN THE HEART OF THE TOWN, AN IDEAL LOCK UP AND LEAVE PROPERTY, AND SUCCESSFUL HOLIDAY LET.**

**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.





The Salt Loft Fore Street, Fowey, PL23 1AQ

**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.

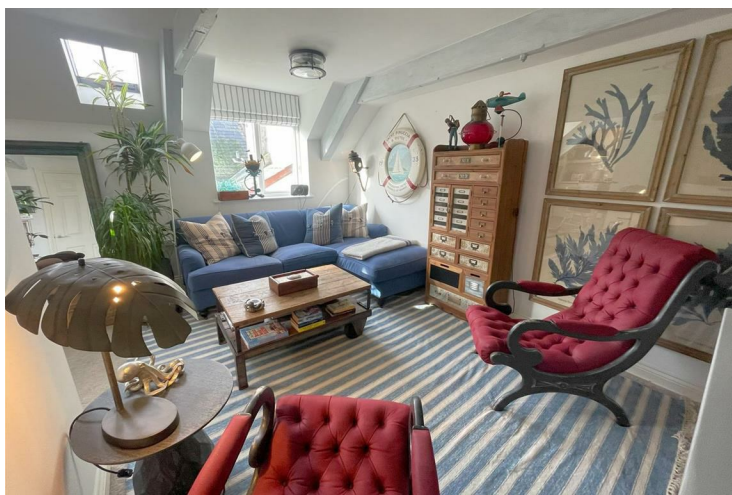
There are several excellent golf courses within easy reach, many world class gardens are to be found in the immediate area and the fascinating Eden Project with its futuristic biomes is just 5 miles to the north west.

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**

A beautifully converted attic apartment, restored with stylish design and flair. This lovely apartment offers open plan living space with a well equipped kitchen and spacious living area complete with mood lighting and Velux windows providing a light and airy feel.

The property is currently run as a successful holiday let.



Shared access via a pedestrian pathway from Fore Street leads to a door opening to a communal hallway with marble stairs leading to all apartments within the building. The Salt Loft is located on the top floor. The front door to the property is located off the landing.

Once inside the property, a door opens to the open plan living space with well appointed kitchen with a tiled floor and a range of base and wall units, 4 ring gas hob with oven under, and space for dishwasher. A window looks out over neighbouring roofs and there is space for dining table and chairs. The living area benefits from a window and 2 Velux windows giving it a light and airy feel, with exposed beams and plenty of space. Eaves storage.

The double bedroom is a generous size and has a Velux window and light tunnel offering plenty of natural light. The elegant bathroom has fully tiled walls, panelled bath with shower over, WC and wash hand basin.

**EPC Rating - C**

**Council Tax Band - non domestic rate**

**Agents Note**

The property is leasehold, held on the remainder of a 125 year lease with 104 years left to run.  
 Rent/Service/Maintenance charges approx £500 per annum  
 Contents may be available by separate negotiation.

**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

**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