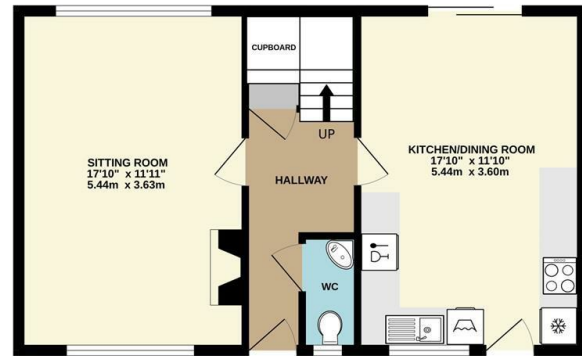
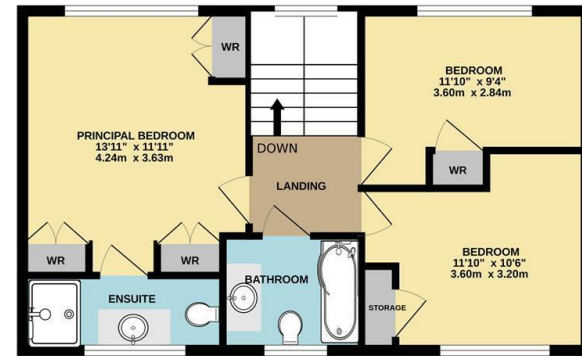


**20 VICARAGE MEADOW,
FOWEY, PL23 1DZ
GUIDE PRICE £565,000**

GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.6 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 RECENTLY RENOVATED AND EXTREMELY WELL PRESENTED, THREE DOUBLE BEDROOM DETACHED HOME. GARAGE, REAR GARDEN WITH LARGE DECKING, VIEWS OVER THE ESTUARY. SELLING CHAIN FREE!

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.



20 Vicarage Meadow, Fowey, Cornwall, PL23 1DZ

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
 Being situated in an elevated position on a no-through road offers a quiet location just a short walk down to the town and walkable distance to Ready Money Beach.

A recently and very thoughtfully renovated home. The property can be accessed from the entrance hall or directly into the kitchen.

From the entrance hall, a door opens into a separate WC, sitting room and kitchen/dining room. Stairs rise to the first floor with a very handy storage cupboard which also houses the fuse boxes

The kitchen/dining room has been completely updated and modernised with a new smart shaker styled kitchen providing plenty of workspace, wall and base storage units with integral AEG electric oven with induction hob, Hotpoint washing machine and upright fridge freezer.

Large patio sliding doors in the dining area, let in an abundance of light and give access to the superior decking which, when opened up, makes for a fantastic social space, inside and out.

A door leads into the generous dual aspect sitting room which is again a very light room with large windows to the front and French doors opening to the decking. An open fire place with red brick surround makes a feature focal point to the room as well as making the room cosy and warm on the cooler nights.

Stairs rise up to the first floor where a large window brings in light and estuary views can be enjoyed from the landing. From here doors access a family bathroom, three double bedrooms and a useful airing cupboard.

The principal bedroom and front bedroom can both accommodate superking sized beds with the newly configured principal having the huge benefit of an en-suite. This comprises of a shower cubicle with luxury rainwater head and multi jet shower, wash hand basin WC, and heated towel rail. The rear double bedroom can accommodate a king sized bed with both this room and the principal enjoying views over the rear garden, through the trees and on to the Fowey estuary. All bedrooms have built-in storage cupboards.

The third double room has views over the front of the property.

The family bathroom comprises of a bath with rainwater head shower over, WC, wash hand basin with vanity unit and a heat towel rail.



The owners of Longshore have decorated and furnished the property to reflex their love of Fowey and the life it offers. The property is light, bright with an element of fun whilst not detracting from the modern, contemporary elements including the kitchen and bathrooms and the engineered wood flooring which runs throughout the ground floor and first floor bedrooms.

Gas central heating with double glazing throughout.

THE OUTSIDE
 Approached from Vicarage Meadow, the paved driveway offers parking for two/ three cars and a garage. Steps lead down to a pathway that wraps around the property. The rear garden is enclosed by fencing, mature shrubs and trees. Running the length of property is a superior decking area which offers the perfect place for al fresco dining, socialising or sunbathing on the summer sunny days, steps lead down to the garden. The decking is a great place to enjoy the views through the trees on to the estuary.

AGENTS NOTES
 The owners currently use the property as a second home letting out to family, friends and occasional guests. It also lends itself to being a main home. Planning permission has been applied for, with decision awaiting, to extend the property to the rear, PA24/00132. If approved, this will extend the property out to the current garage converting into a fourth bedroom and utility room.

EPC RATING - D

TENURE - FREEHOLD

COUNCIL TAX - E

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

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