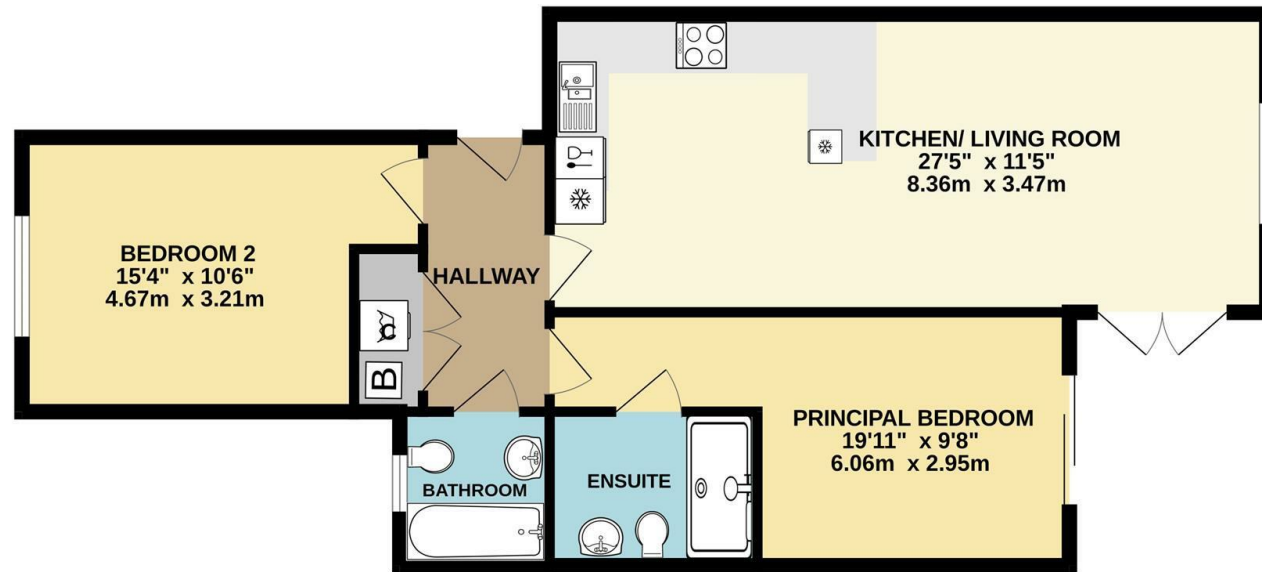


# MAY WHETTER & GROSE

**7 THE OLD STATION MASTER HOUSE,  
FOWEY, PL23 1DF  
GUIDE PRICE £425,000**

**GROUND FLOOR**  
750 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.6 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 DELIGHTFUL TWO BEDROOM PROPERTY WITH OPEN PLAN LIVING SPACE, PARKING SPACE AND A STONES THROW FROM BOAT LAUNCHING FACILITIES. A GROUND FLOOR APARTMENT WITH PRIVATE TERRACE. CLOSE AND WITHIN LEVEL WALKING DISTANCE OF THE TOWN CENTRE AND AMENITIES.**

**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.





**7 The Old Station Master House, Station Road, Fowey, PL23 1DF**

**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**

An exceptionally presented contemporary apartment situated in the beautiful stone-built Old Station Masters Building. From the communal hallway stairs lead down to the ground floor giving access to this fabulous apartment.

Built in 2017, this property has been built and designed to the highest standard and boasts under floor heating throughout, engineered oak flooring in the living areas, modern kitchen with integral appliances and stylish, modern bathroom and ensuite. The perfect main home, bolt hole or holiday let for practical, yet, sophisticated living at its finest.

The front door opens into a hallway with doors leading off to the open plan living area, bedrooms and family bathroom. There is also a useful storage cupboard housing the gas boiler, washing machine and still provides plenty of room for further storage.

From the hallway, a door opens to a deceptively spacious open plan living area combining a well-appointed, bespoke kitchen, dining area and dual aspect sitting room with doors out to a covered terrace.



The kitchen, designed by Kettle of Fowey, offers plenty of wall and base units, ample worktop space, integral appliances including dishwasher, fridge freezer, wine cooler and oven with induction hob. There is also a breakfast bar and dining space creating the perfect social space.

From the sitting room french doors open to a covered terrace that extends the living space and offers a superb spot for alfresco dining. There are also communal gardens that can be enjoyed by all Old Station Masters House apartments.

The bountiful principal bedroom has patio doors opening out to the terrace and a modern en-suite shower room comprising of shower, wash hand basin, wc and heated towel rail.

There is a further good sized, double bedroom with built in storage/wardrobe and window to the rear elevation and contemporary designed family bathroom with bathtub with shower over, wash hand basin, wc and heated towel rail.

**Parking and Storage**

The apartment has the added bonus of an off road, designated parking space and storage shed.

The property is used by the owners as a successful holiday let. Please ask for further information.

**Tenure - Leasehold**

999 year lease from 2017  
Ground rent £250 pa  
Service charge £3277 pa

**Council Tax Band - Business Rates**

**EPC Rating - B**

**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