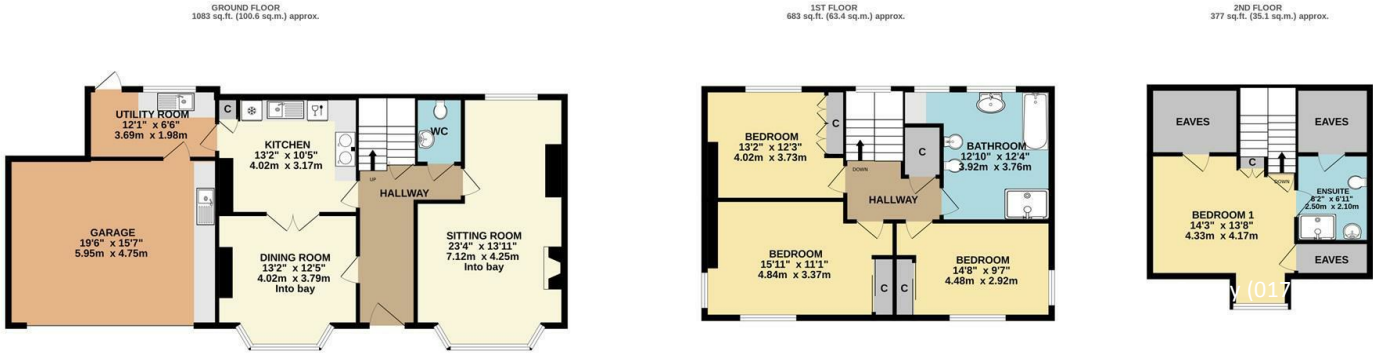




**TREVENEN HOUSE 44 ESPLANADE,
FOWEY, PL23 1HZ
GUIDE PRICE £1,275,000**



TOTAL FLOOR AREA : 2144 sq.ft. (199.1 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 SUBSTANTIAL DETACHED 4 BEDROOM HOUSE SET IN A SOUGHT AFTER LOCATION ON THE ESPLANADE WITH THE UNUSUAL BENEFIT OF DOUBLE GARAGE PARKING. GARDENS TO REAR AND SIDE. SOME VIEWS TO THE HARBOUR.

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View from Bedroom/ Sitting Room

Trevenen House 44 Esplanade, Fowey, PL23 1HZ

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 substantial, detached property built circa 1900 and situated on the highly sought after Esplanade, just a short walk from the town centre and Readymoney Beach.

The spacious accommodation is arranged over three floors with some views to the harbour from the first floor. There is a garden to the side of the property enclosed by walling and hedging and with views to the harbour and a further area of garden to the rear with steps up to paved terraces and borders planted with mature shrubs and plants.

The property has the very rare benefit of on site, garaged parking for 2 vehicles and viewing is recommended to appreciate the size of the house and grounds.

Accommodation

The front door opens to a spacious hallway with stairs leading to the first floor. Doors lead to all principal rooms.

The sitting room is of generous size with large bay window to the front elevation and further window to the rear. A fireplace houses a coal effect gas fire. Located on the other side of the hallway, the dining room is a good size with large bay window to the Esplanade. There is shelving and cupboards either side of the chimney breast and double doors lead to the kitchen, with a range of base and wall units, sink with drainer and window to the rear garden. A gas fired AGA is located to one wall and a door leads to the hallway. A further door opens to the useful utility room, with door to the rear garden and door opening to the double garage. The boiler is located to one wall and there is a sink and drainer.

A door from the hallway opens to a cloakroom with WC and wash hand basin.



Zoomed view from garden



Stairs lead to the first floor landing with further stairs to the second floor. The principal bedroom has dual aspect windows and a pretty view up the Esplanade. There are built in wardrobes to one wall. A further double bedroom is currently used as a second sitting room, again dual aspect with a view from the side window to the harbour. A further double room is located to the rear of the property with outlook over the rear garden.

There is a large bathroom with panelled bath and separate shower cubicle, WC, bidet and wash hand basin.

On the second floor there is a double bedroom with window to the front elevation and plenty of eaves storage. A door opens to an ensuite shower room with shower cubicle, wash hand basin and WC.

The property benefits from mains gas central heating and double glazed windows.

Outside

The property is approached directly from Esplanade with low wall and railings to the front. A path leads to a wrought iron gate giving access to the paved side garden, enclosed by walling and hedging and a pretty view towards the harbour.

The pathway leads around the side of the house to the rear, where there is a pathway to rear access to the utility room and external storage area. Steps lead up to the raised terrace, which is mainly paved and planted with mature shrubs and trees, giving a good degree of privacy and which is a sheltered sun trap.

EPC Rating - D

Council Tax Band - G

Freehold

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