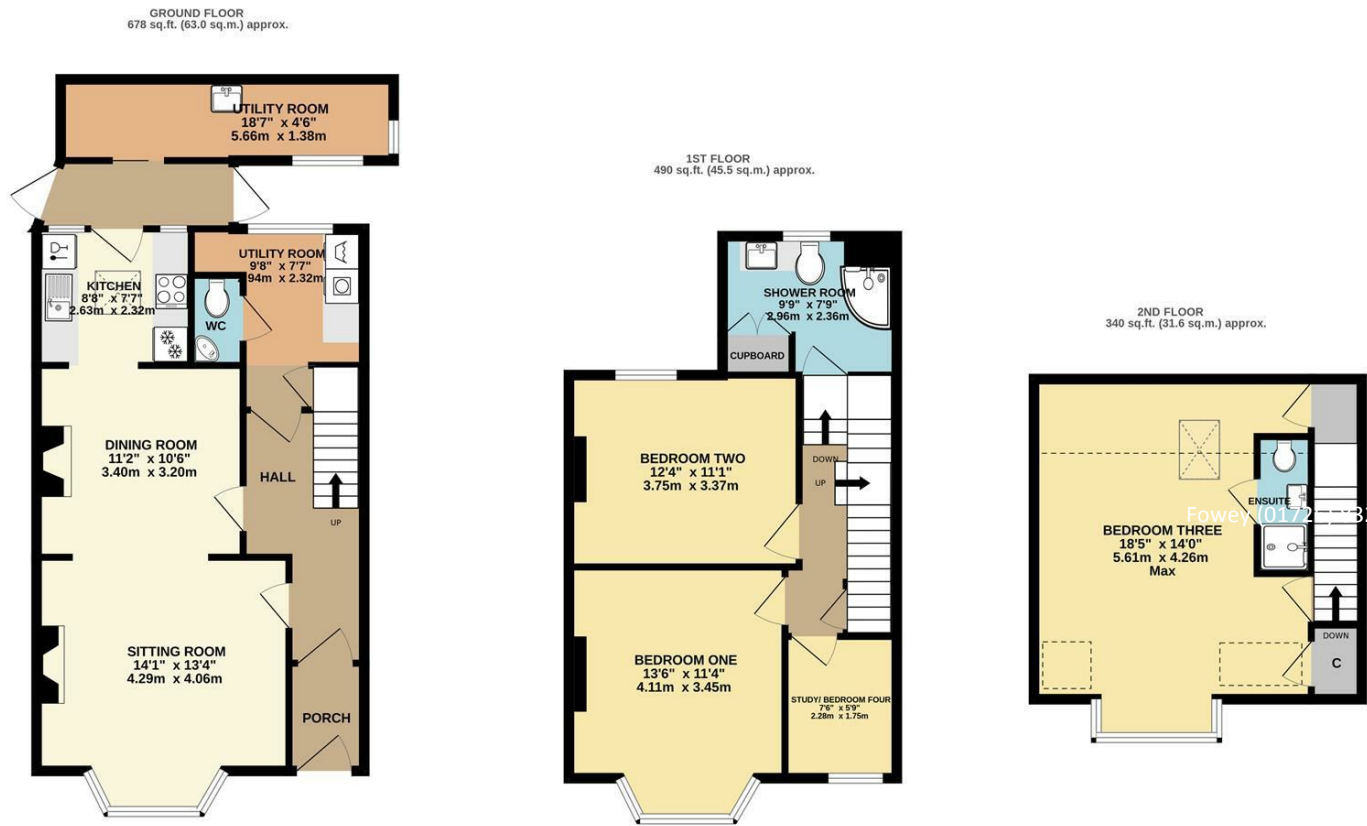
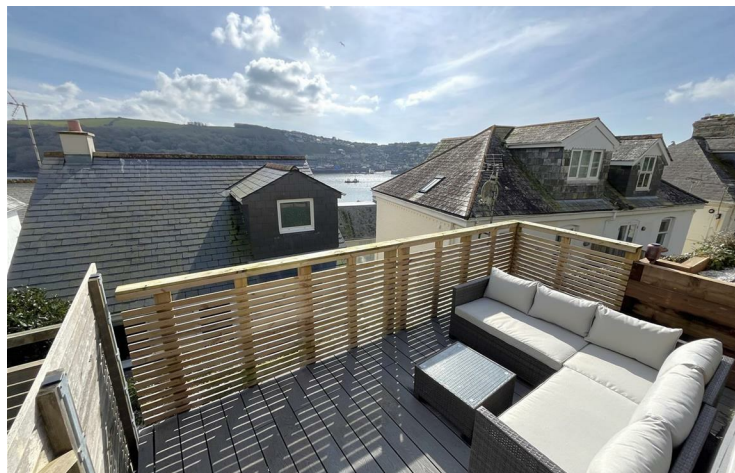




**6 HARBOUR VIEW,
FOWEY, PL23 1BN
GUIDE PRICE £850,000**



TOTAL FLOOR AREA : 1509 sq.ft. (140.2 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 BEAUTIFUL 4 BEDROOM TOWN HOUSE WITH STUNNING HARBOUR VIEWS AND PARKING FOR ONE VEHICLE. TERRACED GARDEN AND OUTHOUSE TO THE REAR. SHORT WALK TO THE TOWN CENTRE.

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.



6 Harbour View, Fowey, PL23 1BN

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

Located in a quiet and elevated position on a no through road, this lovely house offers stunning views of the harbour and out to sea. Upgraded by the current owners, the property offers beautifully presented, 4 bedroom accommodation over three floors. With the added benefit of on site parking, this lovely house would suit as either a main home or super second home/holiday let.

The property benefits from gas central heating and is fully double glazed.

Accessed directly from Harbour View, the front door opens to a porch and entrance hallway with stairs leading to the first floor and a door opening to the stylish open plan sitting room with attractive wooden effect floor and large bay window offering views to the harbour and across to Polruan. An traditionally styled fireplace houses a coal effect gas fire. The sitting room leads through to the dining area where there is space for large table and chairs. A step leads to the recently upgraded and well appointed kitchen. With atrium style skylight, this bright and airy kitchen space has a range of base and wall units with inset dishwasher, electric cooker with induction hob over, slate tiled floor.

A door opens to a rear alleyway where there is access to the useful store room/outhouse with sink.

From the hallway, a door opens to the dining area and a further door opens to a utility room with base and wall units and work surface over, plumbing for washing machine, space for separate dryer and shelving for storage. A door opens to a cloakroom/WC. There is an under stairs cupboard for storage.



On the first floor there are two spacious double bedrooms, one of which benefits from an attractive bay window offering a peaceful space to sit and enjoy the view of the harbour. The second double bedroom is located to the rear of the property. There is a further single bedroom which is currently used as a study benefitting from lovely harbour views. The upgraded stylish shower room is located at the rear of the property, with shower cubicle, wash basin set in vanity unit and WC with hidden cistern flush. Storage cupboard to one wall.

From the landing, stairs lead up to the second floor, where there is an elegant and spacious double bedroom with large dormer window offering fabulous views to the river and out to sea. There is a Velux window to the rear elevation and eaves storage also. A door opens to an ensuite shower room, with shower, WC and wash basin.

Outside

Accessed directly from Harbour View, the property offers a private parking space across the road from the property with steps leading down to a decked area of garden with space for table and chairs or large bench. Steps lead to a further terraced area with space for table and chairs - an ideal space for sunbathing or al fresco dining and BBQ.

To the rear of the property there is a passage way with a shared right of access. Number 6 benefits from a right of access across a neighbouring property onto Harbour View.

Contents may be available by separate negotiation.

EPC Rating - E

Council Tax Band - E

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.