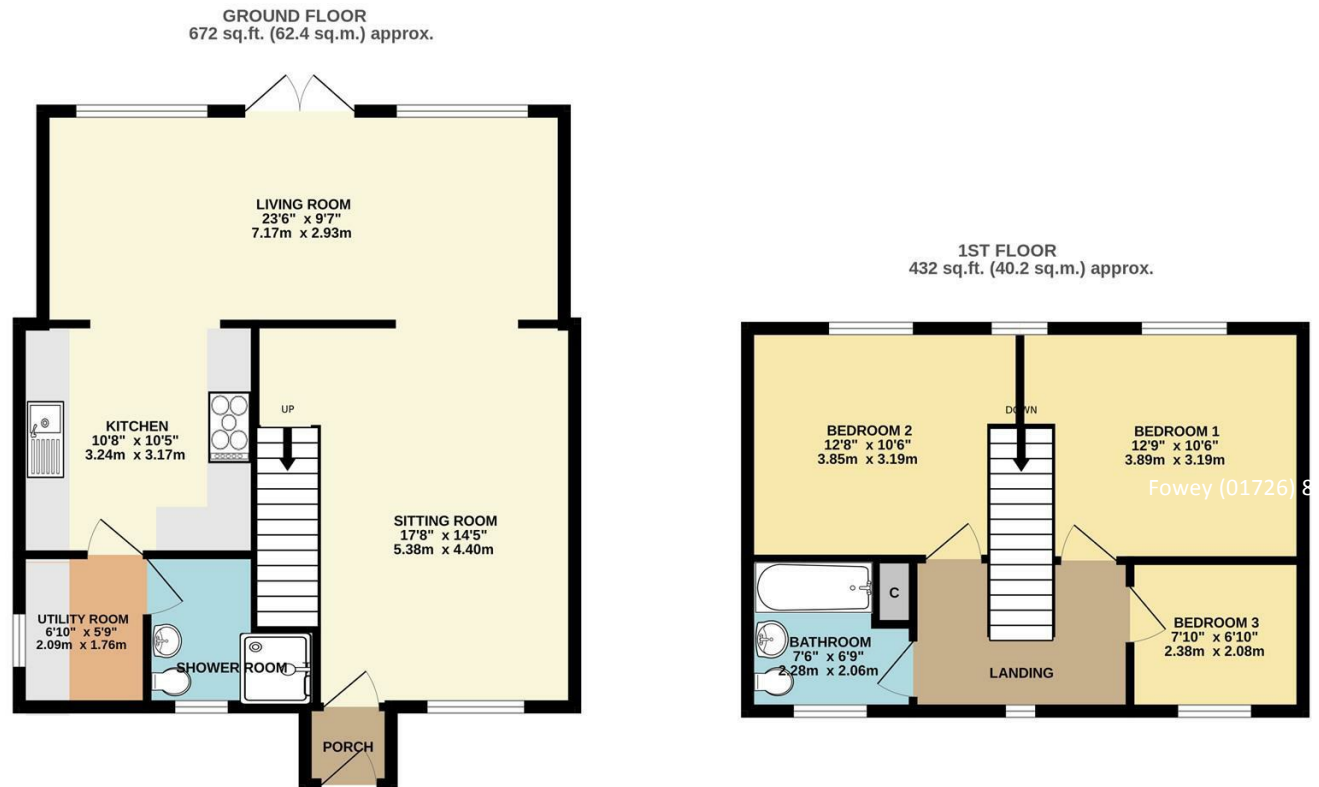




**1 GOLANT FARM, SCHOOL HILL,
GOLANT, PL23 1LJ
GUIDE PRICE £585,000**



TOTAL FLOOR AREA : 1104 sq.ft. (102.6 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 WELL PRESENTED 3 BEDROOM DETACHED HOUSE WITH STUNNING ESTUARY VIEWS, SUNNY TERRACE AND GARDENS. LOCATED IN THE CENTRE OF THIS SOUGHT AFTER VILLAGE. GARAGE AND PARKING.

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.



1 Golant Farm, School Hill, Golant, PL23 1LJ

The Location

The quiet waterside village of Golant is situated on the western side of the Fowey River and is a popular place to live with kayaking, Golant Rowing Club, village pub and waterfront location. There is a public slipway for launching plus boat mooring, subject to availability and permission.

Par is 3 miles by road, providing shops, post office, surgery and train station whilst Fowey, now established as a well-known and desirable place to visit, is 2.5 miles, providing Primary and Secondary schools, the Royal Fowey Yacht Club, excellent pubs, boutique hotels and award winning restaurants overlooking the river out to sea.

The immediate area is surrounded by miles of delightful coast, countryside and woodland, some of which is in the ownership of the National Trust, as well as the famous Eden Project only 4 miles away.

There are good road links to the motorway system via the A38/A30, railway links to the North Coast, Bristol and Paddington and direct flights to London, Ireland, Scotland, the Algarve and Alicante from Newquay Airport.

The Property

This lovely detached property is situated in an elevated position to make the most of the estuary views and would suit as a main home or long term rental investment property. Located just a short walk from the river and boasting a large terrace with fabulous river views, the property is ideally placed for those looking for a peaceful area to live.

The property offers spacious living accommodation on the ground floor with 3 bedrooms and a family bathroom on the first floor.

An entrance porch leads to the front door, which opens to the generous sized sitting room with a window to the front elevation and views to the river, electric fire and stairs rising to the first floor. The sitting room leads on to a fabulous open plan living/dining area with extensive windows and double doors opening to the large paved terrace.



An opening gives access to the well appointed kitchen with plentiful base and wall units, range style cooker and ample work surface. A door opens to a very useful utility room with space and plumbing for washing machine and tumble dryer. A further door opens to a wet room with tiled floor and walls, shower, WC and wash basin.

Stairs lead to the first floor landing with doors to all rooms. The principal bedroom is a good sized double bedroom with lovely views to the estuary. There is a further double room, currently configured as a twin and also a single bedroom. The family bathroom has a panelled bath with WC and wash basin.

Outside

The property is accessed via School Hill with a galvanised gate opening to steps leading down to a paved courtyard and the front door. A pathway leads around the side of the house to the rear terrace with stainless steel rail and wire surround, a lovely area to enjoy al fresco living, with sun for most of the day and river views. Steps lead down to the enclosed lower garden, laid mainly to lawn, again with a view to the river.

The property benefits from a garage, located to the side of a neighbouring property and accessed from Fore Street, with a further gravelled parking area in front of the garage.

Agents Note

By mutual agreement with 2 other neighbours, the properties have a restriction of holiday letting. The layby to the front of the properties is owned by 1,2 and 3 Golant Farm and can be used to "drop off".

EPC Rating - D

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.