

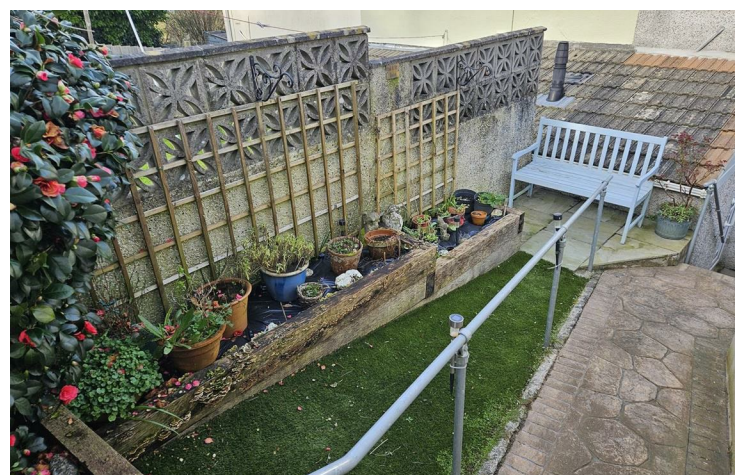


**33 GREEN LANE,  
FOWEY, PL23 1DX  
GUIDE PRICE £325,000**



**TOTAL FLOOR AREA : 1204 sq.ft. (111.8 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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**AN AMAZING OPPORTUNITY TO PURCHASE A THREE BEDROOM, MID-TERRACE HOME OFFERING AMAZING ELEVATED VIEWS OVER WOODLAND, FOWEY ESTUARY, BODINNICK AND COUNTRYSIDE BEYOND. PERFECT FOR A MAIN HOME WITH A GARAGE AND OFF ROAD PARKING. \*\*VACANT POSSESSION AND CHAIN FREE!\*\***

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**33 Green Lane, Fowey, PL23 1DX**

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.

33 Green Lane is tucked away at the end of a quiet cul-de-sac enjoying an elevated position with views. The property is within walking distance of Fowey town and harbour, doctors surgery, local primary and secondary schools and recreation grounds.

**THE PROPERTY**

The front door opens into an inner hallway where stairs rise up to the first floor. A door opens into the sitting room which is made light and airy by a large landscaped window. A fireplace with slate surround and hearth gives a lovely focal point to the room and an inset electric coal effect fire brings a cosy warmth on a cooler night.

From the sitting room, a door leads into the kitchen/dining room which boast a smart L shaped, Shaker styled kitchen. The kitchen has plenty of wall and base storage units, integral electric oven and hob, a freestanding Bosch dishwasher and separate microwave oven. There is ample space for table and chairs. A good sized under stairs cupboard provides very useful storage space.

Off the kitchen is a very practical workroom which currently houses an upright fridge freezer, a separate fridge, shelving and extra worksurface. A door gives access to the rear garden and an outbuilding/utility room. This comprises of a separate WC, wash hand basin, wall units, worksurface with undercounter washing machine and tumble dryer.



From the entrance hall, stairs rise up to the first floor with a shower room/wet room, twin bedroom and double bedroom.

The shower room comprises of wash hand basin, WC, heated towel rail and a walk in shower cubical with electric shower, grab rails and seat.

The twin bedroom over looks the rear garden.

A door opens into an inner hallway which gives access to a generous double bedroom. Benefitting from fitted wardrobes and large windows which flood the room with light and give the most fabulous and varied views of woodlands, the beautiful Fowey estuary, Bodinnick and countryside beyond.

From the inner hallway, a door opens to stairs leading up to the third bedroom, an attic conversion. Here, the views can be savoured from another large window and have improved again due to the extra elevation. Useful eave storage can be accessed from two cupboards, There is some restricted head height.

**OUTSIDE**

A path leads up to the front door passing a small front garden, mostly laid to grass and providing a lovely place to sit, relax and catch the morning sun.

The rear garden is very easy to maintain and can be access from the workroom. This leads out to a paved area with steps rising up to a separate patio sitting area, ideal for enjoying the afternoon sun. A small Astro turf lawn follows the path up to the off road parking space and garage entrance. There is a large storage space under the garage, very useful for garden equipment. The garage is a good size and could fit an average car with room for storage, there is an inspection pit, electric, built in wooden storage cupboards and an electric garage door.

**AGENTS NOTES**

This property is being sold with vacant possession, chain free and with an assortment of white goods included.

**EPC RATING - F**

**COUNCIL TAX BAND - C**

**TENURE - FREEHOLD**

**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