



20 St. Fimbarrus Road, Fowey, PL23 1JJ

Approximate Area = 2719 sq ft / 252.5 sq m (excludes void)  
 Garage = 495 sq ft / 45.9 sq m  
 Outbuilding = 125 sq ft / 11.6 sq m  
 Total = 3339 sq ft / 310.1 sq m  
 For identification only - Not to scale



Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for nichecom. REF: 900649



**POSITIONED IN A HIGHLY SOUGHT AFTER LOCATION, THIS LOVELY DETACHED FAMILY HOME OFFERS SPACIOUS ACCOMMODATION AND FABULOUS VIEWS ACROSS THE HARBOUR, ACROSS TO POLRUAN AND OUT TO SEA. LARGE GARDENS, DOUBLE GARAGE AND FURTHER DRIVEWAY PARKING.**

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Tenterleas, 20 St. Fimbarrus Road, Fowey, PL23 1JJ

#### The Property

This spacious detached house is positioned close to the end of St Fimbarrus Road, set above the Esplanade and offers fantastic views to the harbour and out to sea. Set within a generous sized plot with gardens to the front and rear the property offers a wealth of space and well appointed accommodation.

With a large balcony and terraces positioned to make the most of the fabulous views, the property has a garage, carport and large driveway for further parking for several cars.

The property has been a much loved family home and has been extremely well maintained and upgraded by the vendors during their time of ownership.

Beautiful Readymoney Beach and coastal footpaths are just a short distance away and access to town is approximately a 10 minute walk.

Steps from the private driveway rise to the front door and entrance hallway. To the right hand side is a light and spacious split-level open plan kitchen-dining room, providing a fantastic space for entertaining and enjoying the water views. Doors open out to the terrace and gardens. Across the hallway is a well proportioned sitting room with a large bay window and open fireplace. The ground floor also has a utility room, cloakroom/WC and study/office located to the rear of the house.

On the first floor there are 5 bedrooms with the principal bedroom having a private, covered balcony which commands a panoramic view across the harbour and out to sea. This lovely room includes a generous dressing room area with an exceptionally large ensuite bathroom. There are two further ensuite double bedrooms and with another two bedrooms sharing a family bathroom. Four of the five bedrooms enjoy wonderful harbour and sea views.

[www.maywhetter.co.uk](http://www.maywhetter.co.uk)



#### Outside

The property has a paved driveway which leads up to the double garage. There is an area of lawn to the front garden, enclosed by stone walling and borders are planted with mature shrubs.

To the rear, there is a large private lawned area and extensive paved terraces, to make the most of the wonderful views. There is a very useful pedestrian gate giving access to Hanson Drive.

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.

**Council Tax Band - H**

**EPC Rating - D**

**Freehold**

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