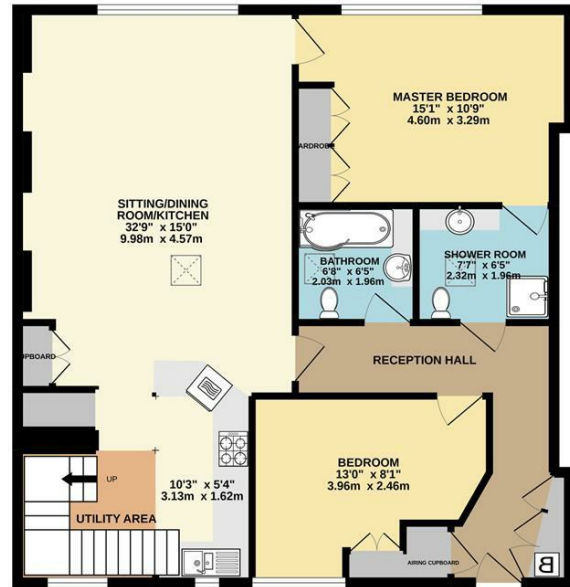
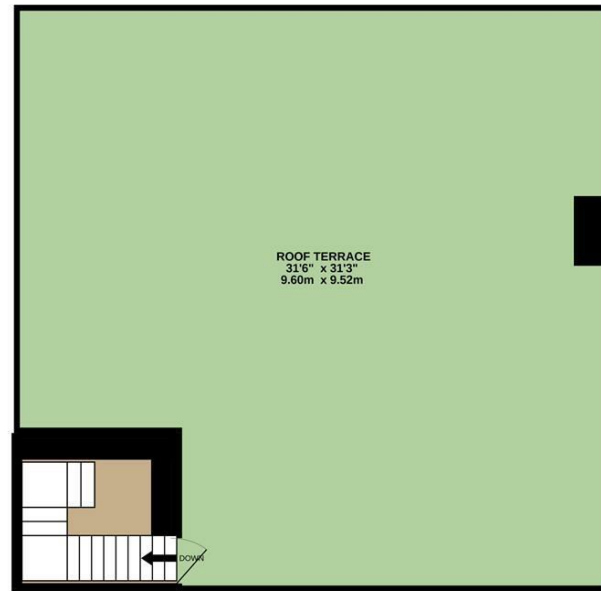


QUARTERDECK, 11A BULL HILL, FOWEY, PL23 1BZ PRICE GUIDE £575,000

GROUND FLOOR
935 sq.ft. (86.8 sq.m.) approx.



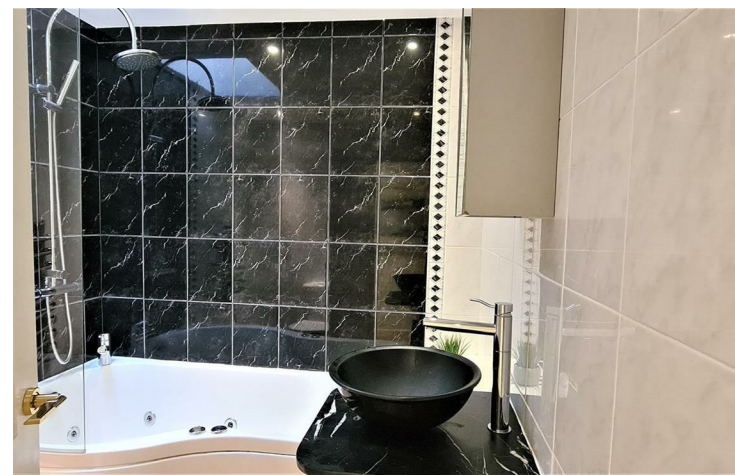
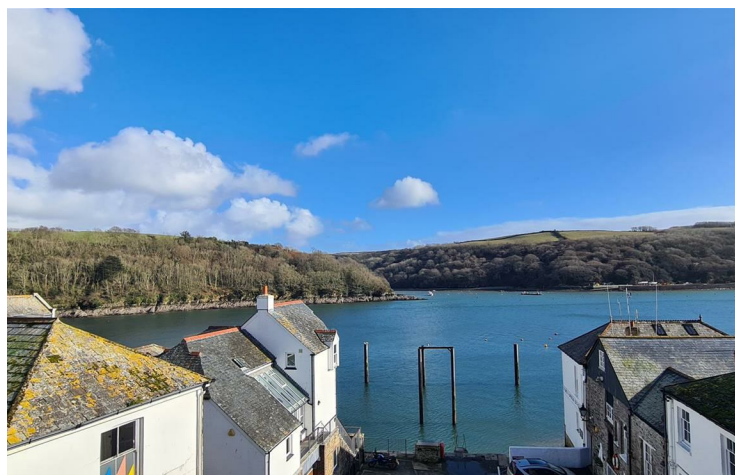
ROOF TERRACE
60 sq.ft. (5.6 sq.m.) approx.



QUARTERDECK

TOTAL FLOOR AREA : 995 sq.ft. (92.4 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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LOCATED IN THE HEART OF FOWEY, AN IMMACULATE 2 BEDROOM PENTHOUSE APARTMENT WITH OPEN PLAN LIVING SPACE AND VIEWS TO THE HARBOUR. LARGE ROOF TERRACE WITH VIEWS ACROSS HARBOUR AND BEYOND.

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.



Quarterdeck, 11a Bull Hill, Fowey, Cornwall, PL23 1BZ

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

Quarterdeck is an impressive penthouse apartment occupying a privileged position in the centre of this harbourside town.

This attractive apartment would suit as either a permanent residence or very desirable 2nd home, close to shops, restaurants and with lovely views to the water.

Beautifully appointed with a high level specification throughout, the accommodation offers open plan living area with large picture window and views across to the harbour. The impressive kitchen area offers a comprehensive range of base and wall units with a number of integrated appliances including 2 oven cooker, 4 ring gas hob and dishwasher.

There is attractive Amtico flooring throughout the kitchen area, entrance hallway and part of the living area. A number of cupboards offer ample storage space.



Stairs lead down to a useful lower utility area with space and plumbing for washing machine, large storage cupboard and wine store.

From the kitchen area, stairs also lead up to the spacious roof terrace.

From the reception hall, doors lead to the principal bedroom with large window enjoying fantastic views over Albert Quay, across the harbour to countryside beyond. Built in wardrobes to one side provide an excellent storage facility. Boasting a stylish ensuite shower room with underfloor heating, there is also a door leading to the hallway.

A further double bedroom, also with built in wardrobes is located to the rear of the property with window overlooking Bull Hill. There is also a family bathroom with underfloor heating.

Outside

The property has a private access from Bull Hill via a gated walkway to the entrance door. The roof terrace is accessed from the kitchen area via an attractive staircase. A door opens to the extensive roof terrace which enjoys breathtaking views across the river from Bodinnick to Polruan. Facing predominantly south east, the terrace attracts sun for most of the day.

The apartment benefits from double glazing throughout. Held on the remainder of a 999 year lease, there is an annual ground rent of £25. The owner of Quarterdeck is solely responsible for the maintenance and upkeep of the roof terrace.

Agents Note

The owners are including an Orkney 5.87 metre boat in the sale of Quarterdeck if desired.

EPC Rating - F

Council Tax Band - C

LEASEHOLD

The property is held on the remaining terms from a 999 year lease commenced 1985 (960 years remaining).

Annual Ground Rent - £25

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