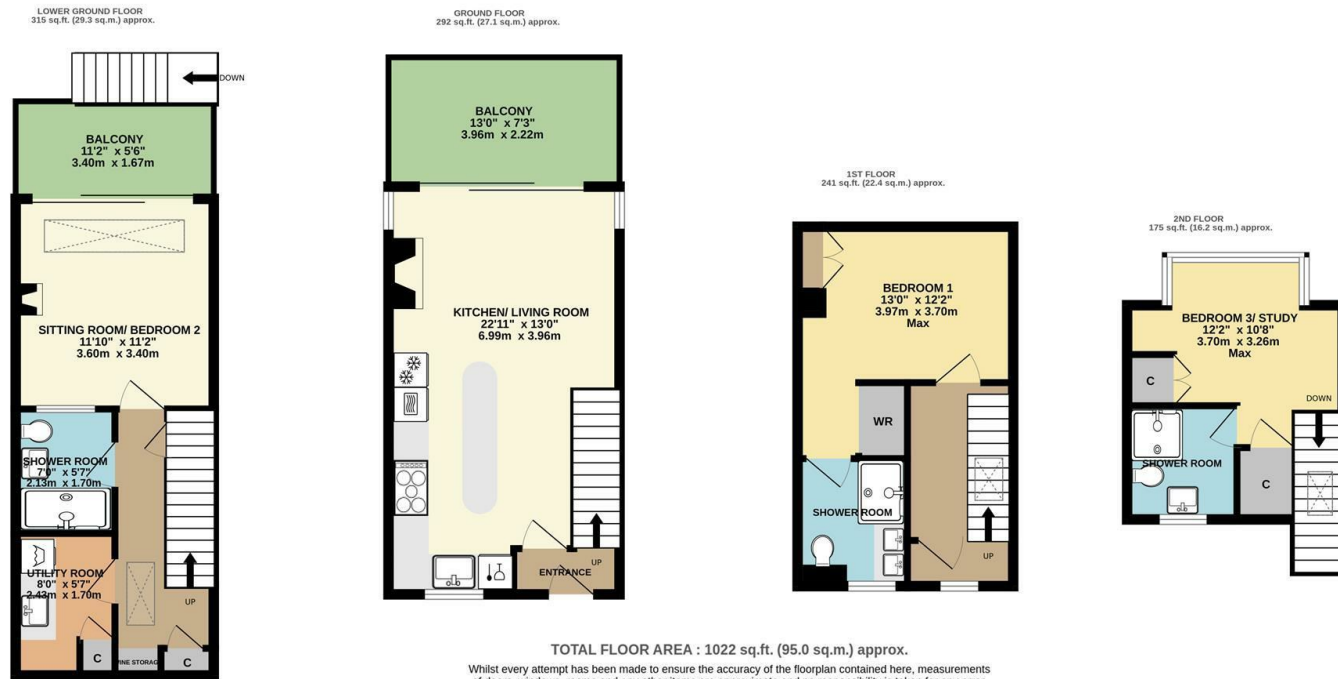




**CAPTAINS CABIN 14 PASSAGE STREET,
FOWEY, PL23 1DE
GUIDE PRICE £925,000**



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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PRESENTED IN IMMACULATE ORDER, THIS EXCEPTIONAL AND RECENTLY RENOVATED HOME OFFERS STUNNING ACCOMMODATION ARRANGED OVER 4 FLOORS WITH FABULOUS WATER VIEWS FROM THE MAJORITY OF ROOMS. WITH DIRECT ACCESS TO THE WATER AND FRAPE (subject to FHC licence).

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Captains Cabin 14 Passage Street, Fowey, PL23 1DE

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

Recently renovated to an exceptional standard this ultra modern home offers stunning and sophisticated accommodation arranged over 4 floors. The property has been subject to a complete transformation by the current owner with the highest quality of finish. This lovely home offers stunning water views, balconies and direct access to the water and frappe.

Accessed directly from Passage Street, the front door opens to the entrance hallway giving the first taste of what's to come! A door opens to the stunning Harvey Jones bespoke kitchen with a lovely view through the sitting room to the balcony and estuary beyond. The engineered oak flooring has an impressive glass floor panel allowing light into the hallway beneath. A beautiful island unit provides space, storage and a breakfast bar area. There is a Miele intuitive hob, sink macerator and Quooker hot tap.

The kitchen flows into the cleverly and thoughtfully designed sitting room with a recessed media wall featuring log effect fire television and Sonos wireless music system providing surround sound in every room. An impressive glass panel allows light to the room below. Aluminium doors with built in blinds allow wonderful water views and opens to a decked balcony with glass surround. With fabulous views over the water and to Bodinnick, this is the perfect place to sit, relax and watch the activities of the harbour.



From the sitting room, stairs lead to the lower ground floor. Borrowed light from the floor above helps illuminate the hallway which features an LED lit inset wine store. An attractive tiled limestone floor leads through in to the utility room complete with Harvey Jones fitted units with sink, work surface over and space for washing machine and dryer. A cupboard houses the pressurised water tank. There is also an immaculate shower room with tiled floor and walls, and gorgeous pebble finish to the shower floor, WC and wash basin.

The hallway leads to a bedroom/sitting room with contemporary styled wood burner and doors open to a galvanised terrace of suitable size for table and chairs, perfect for al fresco dining whilst enjoying the incredible estuary views and across to Daphne Du Maurier's Ferryside. Steps give access to the beach at low tide and the frappe, suitable for small boat mooring and under licence from FHC. There is space for a useful storage unit.

From the hallway stairs lead to the first floor with door opening to the principal bedroom with stunning harbour views. A dressing room area has plenty of storage in the form of hanging space and cupboard space and a door opens to the stylish en suite shower room with beautiful tiles to the floor and walls. Large walk in shower, vanity unit with two sinks and a WC with hidden cistern.

From the landing, stairs lead to the second floor where there is a third bedroom/study with windows to the harbour. Cleverly designed retractable shelving makes space for a double bed and there is shelving to one wall and a built in cupboard housing the gas boiler. A very stylish shower room with tiled walls and floor, with shower, WC and wash basin, windows to front elevation.

In summary - with no expense spared, this beautiful property offers stunning engineered oak flooring with under floor heating, and oak doors and finishes, A Sonos sound system runs throughout the property and there is lighting, power and water supply to the two balconies. All the windows and balcony doors have built in blinds for ease and privacy and although the property has not flooded, it has been future proofed with a drainage, plaster and flood barrier. The heating and burglar alarm can be controlled remotely.

EPC Rating - Awaiting

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.