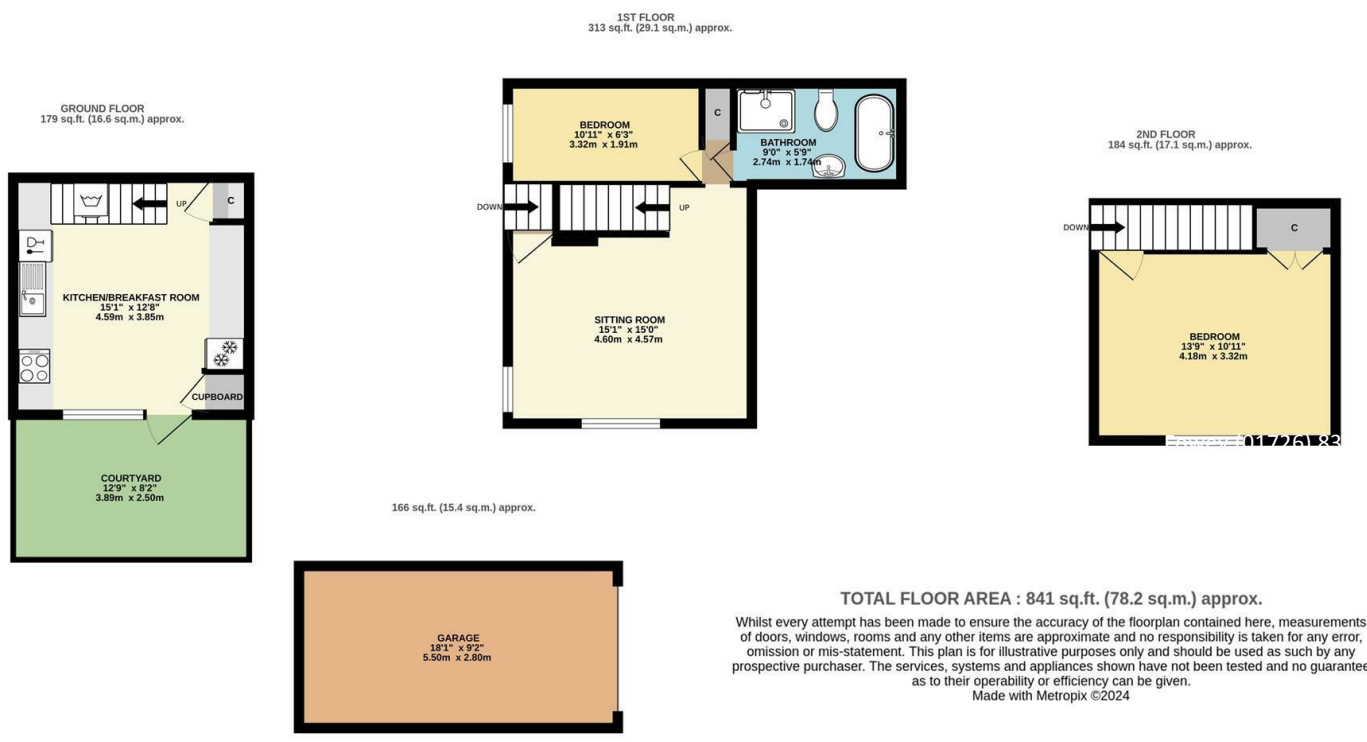




**10 BROWNS HILL,
FOWEY, PL23 1BT
GUIDE PRICE £475,000**



A BEAUTIFULLY PRESENTED 2 BEDROOM, TRADITIONAL CORNISH COTTAGE WITH VIEWS OVER THE TOWN TO THE WATER, WITH THE ADDITIONAL AND UNUSUAL BENEFIT OF ON SITE GARAGED PARKING AND COURTYARD.

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.



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The Location

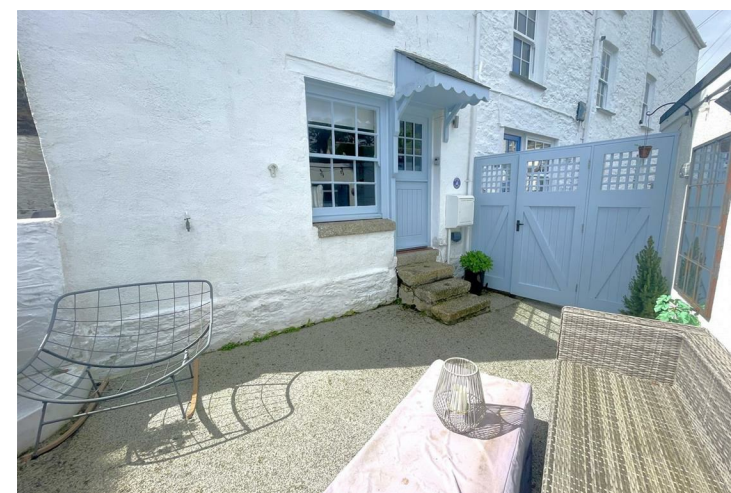
Fowey is regarded as one of the most attractive waterside communities in the county. Particularly well known as a popular sailing centre, the town has two thriving sailing clubs, a famous annual Regatta and excellent facilities for the keen yachtsman. For a small town Fowey provides a good range of shops 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

Situated just a short walk from the centre of town, this beautiful cottage offers 2 bedroom accommodation arranged over 3 floors. With the benefit of garaged parking and lovely sunny and enclosed courtyard, the property would suit as either a main home or fabulous second home. The cottage has been well maintained and upgraded by the current owners and offers super views to the town and harbour beyond.



The front door opens to the well appointed kitchen/dining room, with large window complete with window seat over looking the courtyard and stairs rising to the 1st floor. There is a tiled floor and a range of base and wall units with ample work surface over, space and plumbing for dishwasher and washing machine, wine cooler and a number of storage cupboards. A recently installed island unit provides a further useful workspace and breakfast bar.

On the 1st floor, there is a lovely, dual aspect sitting room, with views across town to the harbour, with attractive and hardwearing wooden floor. Stairs lead from this floor to the 2nd floor. An opening leads to a small landing area with airing cupboard and a door opens to a stylish bathroom with large shower cubicle and separate freestanding bath, with a further door to the 2nd bedroom.

On the 2nd floor, there is a generously sized double bedroom, with window looking out over the town, Place and across to the water. There is also a useful built in wardrobe.

Outside

The property is accessed via a shared driveway where there is a generous, single garage with up an over door. A gate opens to the pretty enclosed gravelled courtyard, an ideal area to sit and enjoy al fresco dining, with plenty of space for sofa and table and chairs. There are lovely views across roof tops, to the harbour and countryside beyond.

EPC Rating - D

Council Tax Band - C

Freehold

Please note - there is an element of flying 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.