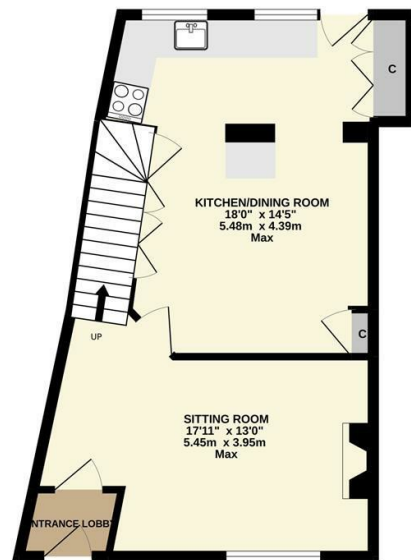


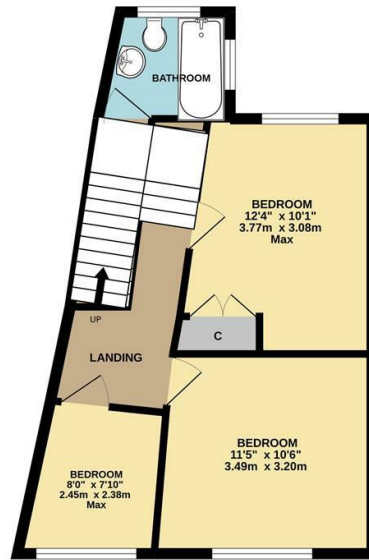


50 LOSTWITHIEL STREET,  
FOWEY, PL23 1BG  
GUIDE PRICE £495,000

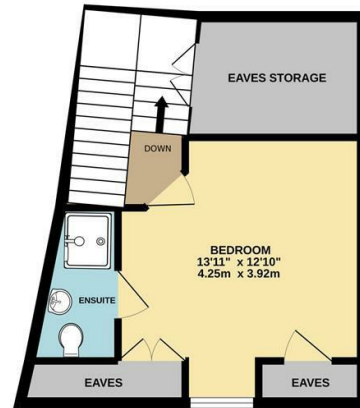
GROUND FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



2ND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 1227 sq.ft. (114.0 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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**A WELL PRESENTED 4 BEDROOM COTTAGE, UPGRADED AND EXTENDED TO PROVIDE SPACIOUS ACCOMMODATION OVER THREE FLOORS. OUTSIDE REAR TERRACE WITH LOVELY TOWN AND HARBOUR VIEWS.**

**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.



50 Lostwithiel Street, Fowey, Cornwall, PL23 1BG

**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**

A lovely property situated close to the town centre with views over neighbouring roofs towards Place House and the harbour. Renovated by the current owners and currently run as a holiday let, this spacious house would suit as a main home or continue as a successful letting property.

**Accommodation**

The front door opens to the entrance hall area with wooden flooring and space for coats and shoes, which then leads through to the comfortable sitting room, with window to the front elevation and open fire set in an attractive hearth.

A doorway leads to the spacious dining area with tiled floor and storage cupboards to one side. This lovely area is open plan and incorporates the bespoke, well appointed kitchen with large windows offering lovely views across to Place House and to the harbour. There is ample storage space with a range of base and wall units, range style 2 oven cooker, plumbing and space for dishwasher and washing machine. A door leads from the kitchen area to the rear terrace, with space for table and chairs.

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



Stairs lead to the first floor, where there are two double bedrooms and a single bedroom. A family bathroom is located to the rear of the first floor, with panelled bath and shower over. Large windows offer lovely town and harbour views.

From the landing, stairs lead to the second floor, where there is a generous sized principal bedroom suite with ensuite shower room, attractive wooden floorboards and plenty of eaves storage.

**Outside**

The front of the property is accessed directly from Lostwithiel Street.

To the rear of the house and accessed from the kitchen, there is a paved rear courtyard with space for a table and chairs and with lovely views over the town, towards Place House and to the harbour. A lovely area to enjoy breakfast or evening BBQ.

**EPC Rating - E**

**Council Tax Band - Currently Business Rates**

**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](mailto:info@maywhetter.co.uk)

**Services**

None of the services, systems or appliances at the property have been tested by the Agents.

**Local Authority**

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR

(01726) 832299