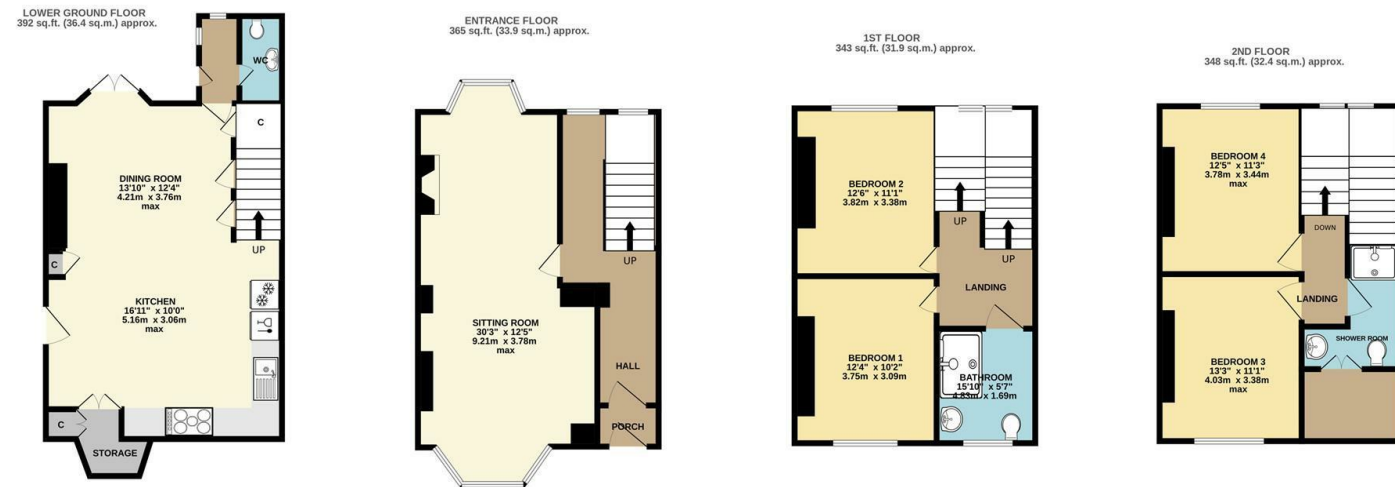




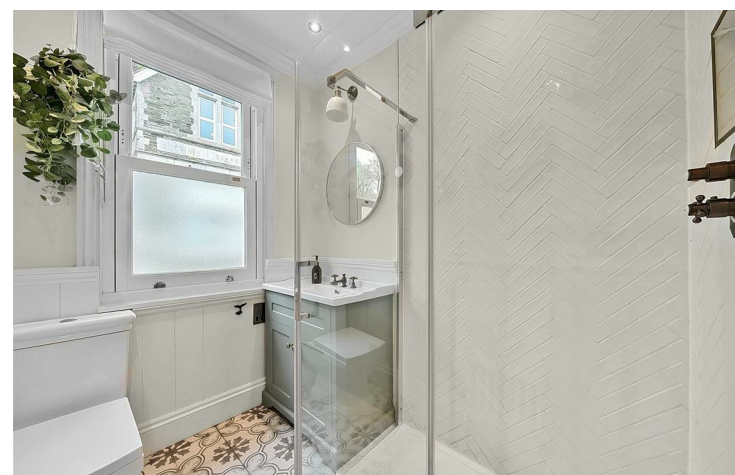
**FIMBARRS REACH 3 DAGLANDS ROAD,
FOWEY, PL23 1JL
GUIDE PRICE £945,000**



TOTAL FLOOR AREA : 1448 sq.ft. (134.6 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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RENOVATED TO AN EXCEPTIONAL LEVEL OF DETAIL, THIS BEAUTIFUL 4 BEDROOM VICTORIAN TOWNHOUSE OFFERS SPACIOUS ACCOMMODATION. SET IN AN ELEVATED AND HIGHLY SOUGHT AFTER POSITION WITH FABULOUS HARBOUR VIEWS FROM THE MAJORITY OF THE ROOMS. OUTSIDE TERRACE TO REAR. Just a short walk to town and a couple of minutes walk from car park.

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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Fimbarrs Reach 3 Daglands Road, Fowey, Cornwall, PL23 1JL

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
 This exquisite Victorian semi detached property has been renovated to the highest of standards by the current owners and offers beautifully presented accommodation. The property marries both character features such as original wooden floors, useful cupboard space, ceiling roses and coving, with contemporary and sympathetically styled fire doors, elegant luxury bathroom fixtures and fittings and a stunning, highly appointed kitchen. New windows throughout.

Positioned in an elevated location there are fabulous views across the town, to the church, Place and the harbour beyond.

There is planning permission for a ground floor extension with bathroom and first floor balcony from the sitting room - PA23/04403

The Accommodation
 Spacious accommodation is arranged over 4 floors and offers views from all of the principle rooms, which get more impressive and more panoramic the higher up you go. On the lower ground floor there is a newly fitted, stylish and well appointed kitchen, complete with Range oven and induction hob. A lovely dining room area, with wooden floors and doors opening to the rear terrace, is a lovely space to dine. From the kitchen there is a separate utility/pantry area and WC. A door opens to pathway at the side of the house, shared with a neighbouring property.



Steps lead up to the welcoming landing with a door opening to the attractive sitting room with large bay window allowing lovely views to the harbour and countryside on the east bank. Ceiling roses and coving have been restored with care and a wood burning stove set in attractive hearth is ideal for those chillier evenings.

On the first floor there are two spacious double bedrooms sharing a newly fitted bathroom, comprising bath with shower over. On the second floor there are two further double bedrooms and the recent addition of a beautiful and stylish shower room which services the bedrooms on this floor.

Outside
 The property is accessed directly from Daglands Road, where it is possible to pull up and unload. The car park at Hanson Drive is a short 5 minute walk away.

To the front of the house, steps lead up to the front door, and there is a small terrace area with a shared pathway at the side of the property leading to a wooden gate (currently not used). There is an appealing decked courtyard to the rear of the property which attracts sun throughout the day and is an ideal space for al fresco entertaining.

EPC Rating 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.

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