

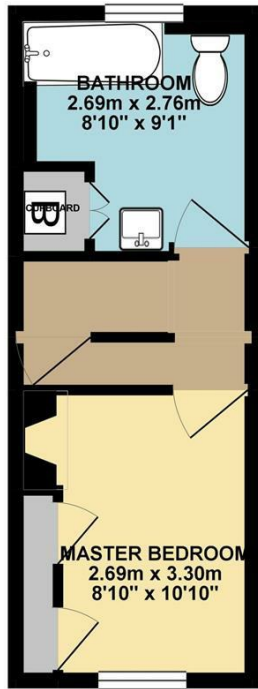
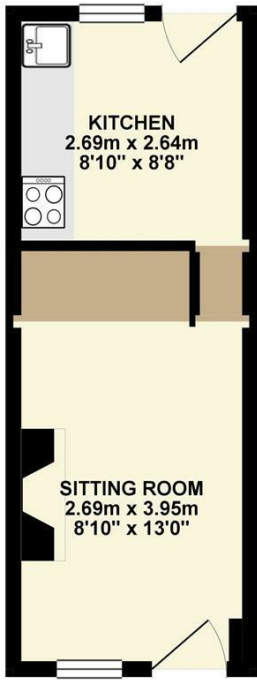


**SHELL COTTAGE, 31 NORTH STREET,
FOWEY, PL23 1DB
O.I.R.O £265,000**

GROUND FLOOR 20.04 sq. m.
(215.71 sq. ft.)

1ST FLOOR 20.39 sq. m.
(219.48 sq. ft.)

2ND FLOOR 14.74 sq. m.
(158.67 sq. ft.)



TOTAL FLOOR AREA : 55.17 sq. m. (593.87 sq. ft.) 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 RARE OPPORTUNITY TO RENOVATE A CHARMING GRADE II LISTED PERIOD COTTAGE, ONLY A VERY SHORT WALK TO THE CENTRE OF FOWEY. BEAUTIFULLY PRESENTED. VIEWING ESSENTIAL.

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.



Shell Cottage, 31 North Street, Fowey, PL23 1DB

Shell Cottage is full of character and has period charm throughout, this lovely property is in need of renovation. It boasts exposed beams, a pretty cottage staircase and a sweet fireplace and period cupboards in one of the bedrooms. The cottage has a fully equipped kitchen and small rear patio area. On the first floor is a spacious modern bathroom with a bath with shower over. Gas central heating.

Shell Cottage is located only a two minute walk to the centre of Fowey.

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.

Accommodation

With approximate measurements shown on floorplan, Shell Cottage is arranged on split levels across 3 main floors and provides as follows:



Ground Floor

- Cosy Living Room
- Attractive stone steps to modern Kitchen with cream coloured units and solid wood worktop
- Back door to rear Patio area
- Charming staircase to

First Floor

- Smart modern Family Bathroom having white suite with bath with shower over
- Double Bedroom with period cupboards and fireplace (not in use)
- Door giving access to stairs to

Second Floor

- Bedroom two, a further double room.
- Additional storage cupboard

Outside

The back door leads to a small paved area. There is a wooden storage shed. A path leads around the side of the cottage giving access to North Street. Please note that the neighbouring properties have rights of way along this communal path.

EPC - D

Council Tax Band - C

Freehold

Services

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

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

Local Authority

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