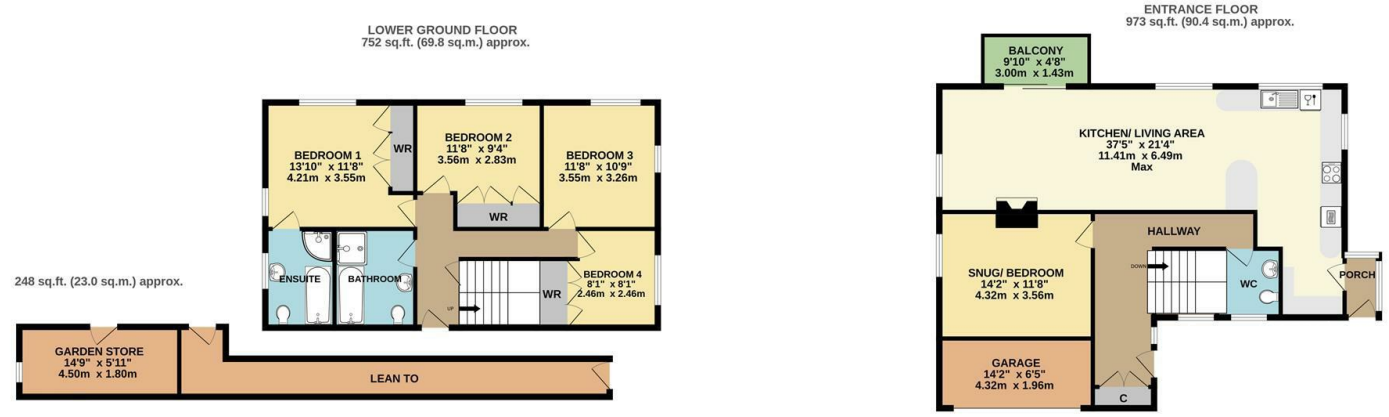




**26 ST. FIMBARRUS ROAD,
FOWEY, PL23 1JJ
GUIDE PRICE £1,950,000**



TOTAL FLOOR AREA : 1972 sq.ft. (183.2 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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LOCATED IN A SOUGHT AFTER AREA OF TOWN, THIS SPACIOUS 4/5 BEDROOM HOUSE OCCUPIES AN ELEVATED POSITION WITH WONDERFUL ESTUARY VIEWS, GARDENS AND ON SITE PARKING.

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26 St. Fimbarrus Road, Fowey, PL23 1JJ

The Property

Located on the highly sought after St Fimbarrus Road and with fabulous harbour views, this spacious 4/5 bedroom property offers accommodation over two floors, with the majority of the rooms offering stunning views to the estuary.

With reverse accommodation to make the most of the outlook, this super house has large gardens, garage space and parking for at least 2 cars, making it an attractive proposition as a main family home, or generous second home.

The open plan living space has kitchen to one side with windows overlooking both the harbour and also out to sea. The dining and living area have sliding doors opening to a balcony with space for table and chairs, and wonderful estuary views. There is an open fire for those chillier evenings.

Also on the entrance level there is a study or 5th bedroom, cloakroom and stairs leading down to the lower floor.

The principal bedroom has an ensuite bathroom with separate shower cubicle. There are 2 further double bedrooms, a generous single bedroom and a family sized bathroom. Accessed from the lower hallway there is a very useful storage area, doors on either side opening to the garden.

Outside

Accessed directly from St Fimbarrus Road, there is garage space and parking for 2 vehicles to one side. There is also a parking area in front of the garage for a further vehicle.

The gardens are generous in size (approximately 0.178 acres) and enclosed by mature hedging and walling, giving a good degree of privacy. With pathways leading down both sides of the house, there is a large paved terrace, an ideal space for entertaining and dining. There are a number of raised beds, perfect for a budding gardener and an area of lawn with mature, evergreen hedging to the side. There are raised vegetable beds and a greenhouse, surrounded by mature shrubs and plants.



To one side of the property, there is a substantial timber cabin, currently used as a home gym. This spacious area could be used to extend the main property (subject to planning permissions) or additional outside entertaining space.

This lovely property offers wonderful views and is located in a quiet and enviable area of the town. Ready for use as a home or even blank canvas for a new owner to put their stamp on, viewing is recommended to appreciate the size and views from the property.

The Location

Fowey is renowned as one of the most attractive waterside communities in the county. Particularly well known as a popular sailing haven with its sheltered estuary, the town has two thriving sailing clubs, a famous annual Regatta and excellent facilities for the keen yachtsman. Other activities on offer include paddle boarding, kayaking and the wonderful, sheltered Readymoney Cove. The bustling town provides an excellent range of shops, numerous restaurants and pubs, catering for most day to day needs.

The immediate area offers many miles of delightful coastal paths and countryside to explore, much of which is in the ownership of the National Trust. Award winning restaurants, small boutique hotels, and a wide range of independent shops, have helped to establish Fowey as a popular, high quality, destination.

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.

EPC Rating - D

Council Tax Band - F

Freehold