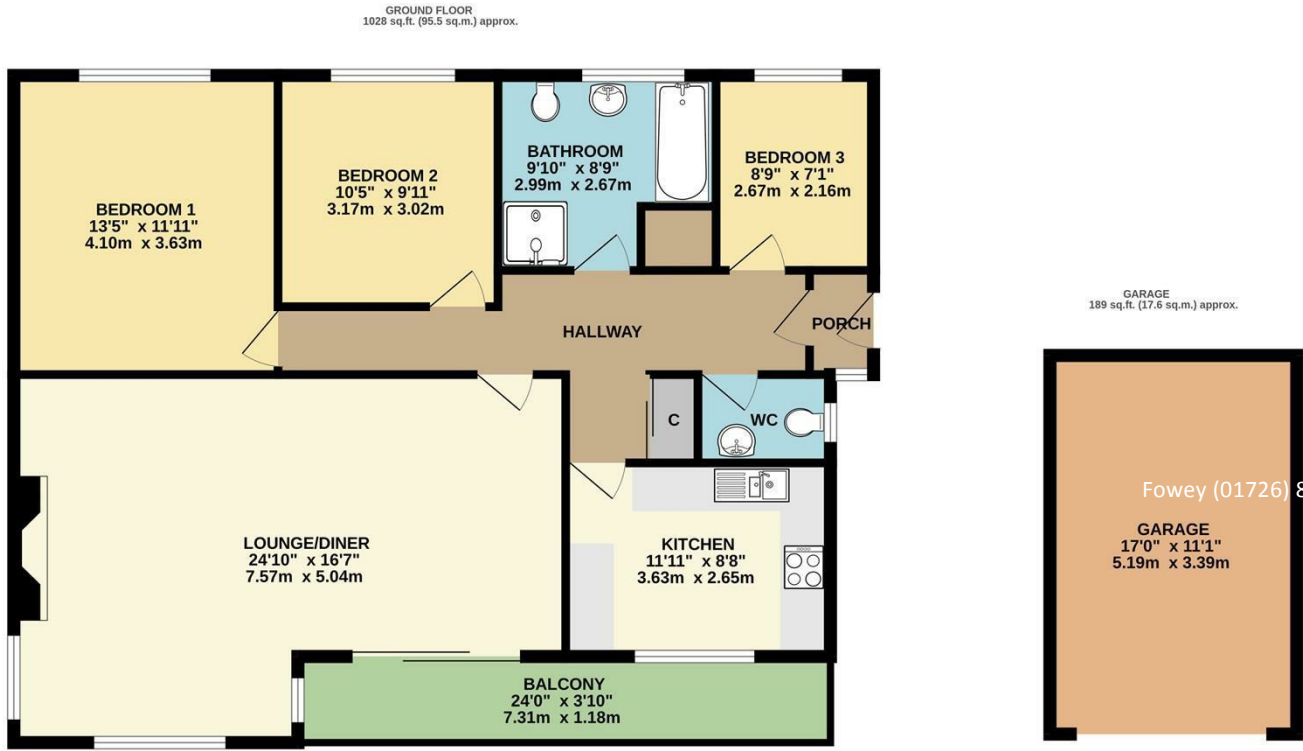




**14 HANSON DRIVE,  
FOWEY, PL23 1ET  
GUIDE PRICE £1,275,000**



**TOTAL FLOOR AREA : 1217 sq.ft. (113.1 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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**SET IN AN ELEVATED POSITION IN FOWEY WITH WONDERFUL HARBOUR AND SEA VIEWS, A SPACIOUS 3 BEDROOM SINGLE STOREY HOME WITH GARDENS, GENEROUS ONSITE PARKING AND GARAGE. SHORT WALK TO READYMONEY BEACH AND COASTAL WALKS, FOWEY TOWN CENTRE AMENITIES AND LOCAL SCHOOLS.**

**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.



**14 Hanson Drive, Fowey, Cornwall, PL23 1ET**

**The Location**  
 Fowey is regarded as one of the most attractive waterside communities in the county of Cornwall. Particularly well known as a popular sailing centre, the town has two thriving sailing clubs, a famous annual Royal Regatta and excellent facilities for the keen yachtsman. For a small town Fowey also 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 for those looking to visit or relocate for a lifestyle change or to retire.

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 throughout the rest of Cornwall and 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 on one of the most prestigious roads in Fowey, this very pretty, detached and well presented 3 bedroom single storey home is being sold with no onward chain. This would be a perfect home for a relocation or retirement, or for a small family, as it is within easy walking distance of nearby schools and local town amenities.

The property has been well maintained by the current owners and offers spacious accommodation which has been arranged with its stunning water views to the harbour, out to sea and up to the Fowey River, in mind. There are landscaped gardens to the front and a pretty terraced rear garden, enclosed by walling at the back and fencing to the sides. There is driveway parking for several vehicles and a spacious garage situated underneath the property. The property is located within easy walk to both Readymoney Beach and also to the town centre of Fowey.

**Accommodation**  
 Steps lead up from the driveway to the entrance door, located to the side of the building and opens to an entrance hallway, where a door opens to all rooms. The accommodation comprises a kitchen/breakfast room with window to the front elevation and fabulous views to the harbour and across to Polruan. There is a range of base and wall cupboards with ample work surface over, sink and drainer and oven with 4 ring gas hob above.

The spacious sitting/dining room is a lovely light and airy room with windows to both front and side aspects and glass sliding doors open to the balcony. Fireplace with gas coal effect fire. This fabulous room has the most incredible light and unbeatable panoramic views to Fowey harbour, across to Polruan and out to sea. There are also beautiful views across to Pont Pill.



Bedroom 1 - The property benefits from a principal king sized bedroom with fitted wardrobes and cupboards and a window overlooking the attractive rear garden.  
 Bedroom 2 - There is a further double bedroom with outlook to the pretty terraced gardens to the rear.  
 Bedroom 3 - A further bedroom, currently configured as a twin room, again has outlooks to the rear gardens.

A family bathroom comprises a white suite with panelled bath, a separate shower cubicle. WC and wash hand basin. In addition there is a separate cloakroom with WC and wash basin.

**Outside**  
 Situated in an elevated position in Fowey, the property is accessed directly from Hanson Drive, and is close to Fowey Hall which offers spa facilities for non-residents. It has the benefit of an easy access tarmac driveway providing parking for several cars. There is also a generous sized garage with up and over door. The front garden is beautifully laid, mainly to lawn, with a number of mature shrubs and plants.

Steps lead up to the side of the property and to the entrance door. A pathway leads around to the rear garden which is enclosed by attractive walling to the back and timber fence to both sides. The rear garden attracts sun for the majority of the day. There are a number of terrace areas and sheltered spaces to sit out, enjoy the sun and al fresco dining. To the front of the property there is a sea facing balcony, accessed from the sitting room, which runs along the front of the kitchen and dining area and commands outstanding views over to Polruan and down onto all the harbour activities.

**Council Tax Band - F**  
**EPC Rating - D**  
**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