



**WHITE WALLS, 39 NORTH STREET,
FOWEY, PL23 1DB
OFFERS IN THE REGION OF £1,150,000**



TOTAL FLOOR AREA : 1770 sq.ft. (164.5 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 BEAUTIFUL GRADE II LISTED 4 BEDROOM PROPERTY WITH STUNNING TERRACED GARDENS OFFERING ONE OF THE BEST VIEWS TO THE HARBOUR AND ACROSS TO COUNTRYSIDE BETWEEN BODINNICK AND POLRUAN. SITUATED IN FOWEY TOWN CENTRE CLOSE TO OUTSTANDING RESTAURANTS AND SHOPS. ALSO CLOSE TO BOAT LAUNCHING AND CAR PARKING FACILITIES.

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White Walls, 39 North Street, Fowey, Cornwall, PL23 1DB

A beautiful 4 bedroom property with stunning terraced gardens offering one of the best views to the harbour and across to countryside between Bodinnick and Polruan. Just a short walk to the town centre with outstanding restaurants and shops. Also close to boat launching and car parking facilities.

- Characterful, elegant and stylish home
- 4 bedrooms – 1 ensuite
- Large reception room and further reception/bedroom 5
- Well appointed kitchen/dining room
- Gorgeous gardens with garden room complete with kitchen/WC and terraces to enjoy the views
- Superfast fibre Broadband
- Nest remote system for central heating
- Grade II Listed

Distances
 Bodmin
 (A30) 12 miles, Truro 24 miles, Par Station (main line to Paddington) 5 miles, Newquay Airport 22 miles.

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. 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.

Situated on North Street, the property is 2 minutes walk from the centre of town with it's vibrant shops, galleries and cafes. In the other direction, 5 minutes away is boat launching facilities and a car park, all within a level walk.

The Property
 This much loved home has undergone an extensive and sensitive renovation by the current owners and now provides a beautiful, characterful main home or luxury holiday home.

Dating from circa 1750 and originally 3 cottages, the property is Grade II Listed and boasts a host of original features including exposed beams. The hallway, with lovely paved floor, opens to a spacious sitting room with windows to both front and rear aspects. A feature fireplace is home to a wood burning stove. There is an additional reception room which is currently used as snug/occasional 5th bedroom with en suite shower room and double doors opening to the courtyard. The well appointed, bespoke kitchen/dining room has dual aspect windows, a terracotta tiled floor, lovely high ceiling and door leading to the useful utility area. There is a secluded outside terrace which is a real sun trap and steps lead to the gardens.



On the first floor landing there are generous built in storage cupboards and stairs lead to the second floor. Doors open to bedroom 4 (currently used as a study) and the principal bedroom suite which is a generous sized, light and airy room, with dual aspect windows, pretty window seat and steps leading to a large and stylish ensuite bathroom with freestanding bath, separate shower and Amtico flooring.

On the second floor there are two further double bedrooms with large family bathroom.

Outside
 Accessed directly from North Street there is an area to the front of the property planted with mature hydrangeas. A pathway to the side of the property leads to the rear, with timber gate providing a secure access to the private courtyard.

Steps lead to a number of beautifully planted terraces. The first terrace is decked and offers extensive dining and living space with a pergola and vine providing shade. There is an impressive summerhouse on this level which provides overflow accommodation or a luxury garden room, complete with kitchenette area, separate WC with wash basin. An ideal area for al fresco living.

Clever planting of trees and shrubs create individual areas of colour and the second terrace is used as a sun deck with glass balcony that give uninterrupted views across the river and towards the harbour and Polruan.

The third level is mostly lawn with a small natural woodland and has the most stunning views to the river and countryside beyond.

Tenure
 The property is offered for sale Freehold.

EPC Rating - E

Council Tax Band - E

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