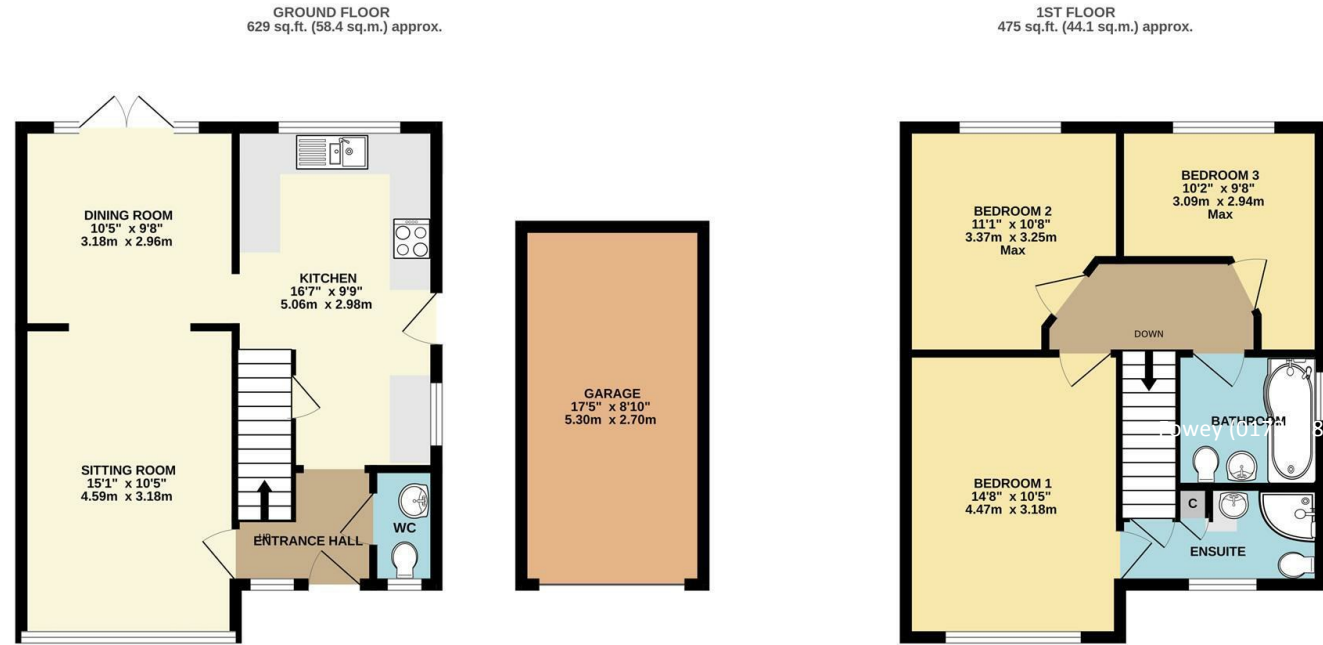




**32 PENTREATH CLOSE,  
FOWEY, PL23 1ER  
GUIDE PRICE £395,000**



**TOTAL FLOOR AREA : 1104 sq.ft. (102.6 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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**A SUPERBLY PRESENTED THREE BEDROOM DETACHED HOME SET IN A PEACEFUL LOCATION ON THIS SOUGHT AFTER DEVELOPMENT. EXPANSIVE WRAP AROUND GARDENS, GARAGE AND PARKING FOR SEVERAL VEHICLES AND VIEWS OVER THE ROOFTOPS TO THE COUNTRYSIDE.**

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**32 Pentreath Close, Fowey, Cornwall, PL23 1ER**

**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 lovely three bedroom property is located in an enviable position on this sought after development and benefits from expansive wrap around gardens, parking for several vehicles and views over the rooftops to the countryside.

On the ground floor, the entrance hall gives access to a WC with wash hand basin, the kitchen and sitting room. Stairs rise up to the first floor.

The spacious sitting room is made light and bright by a bay window and cosy from a gas fire place with marble effect hearth. An opening gives access to the dining room, which has double doors that open out to the patio.

The kitchen is well appointed with wall and base units offering plenty of storage. There is a stainless steel sink that looks out to the pretty patio, oven with four ring hob and space for a fridge freezer, washing machine, dryer and dishwasher. The cupboard under the stairs makes for a great larder or storage area.

The first floor comprises a principal bedroom with ensuite, two further double bedrooms and family bathroom.



The principal bedroom is a great size and the window offers lovely views to the countryside. There is a spacious, modern tiled ensuite that consists of a corner shower cubicle, wc and built in wash hand basin a further cupboards.

Bedrooms two and three are both positioned at the rear elevation and overlook the rear gardens and patio.

The family bathroom comprises a bathtub with shower over, wc and wash hand basin.

**The Outside**  
 32 Pentreath boasts delightful gardens that wrap around the house - a haven for a keen gardener to continue to love the extensive wildlife and plethora of fruit trees, flowers and shrubs. The impressive gardens consist of a vegetable area with raised beds and a greenhouse, a meadow area bordered by shrubs and trees where steps lead up to a decked rooftop terrace situated above the garage - the perfect space to watch the sun set over the rooftops and beautiful countryside hills. A pathway bordered by attractive flower beds guides you to steps which lead down to a paved patio area, which can also be accessed by the dining room. The area is low maintenance and perfect for dining alfresco in the sun.

There is a garage with power and Garolla door. A useful pathway between the garage and house has power and provides useful access. This property also benefits from off road parking for several vehicles.

**Council Tax Band - D**

**EPC - C**

**Freehold**

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

**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