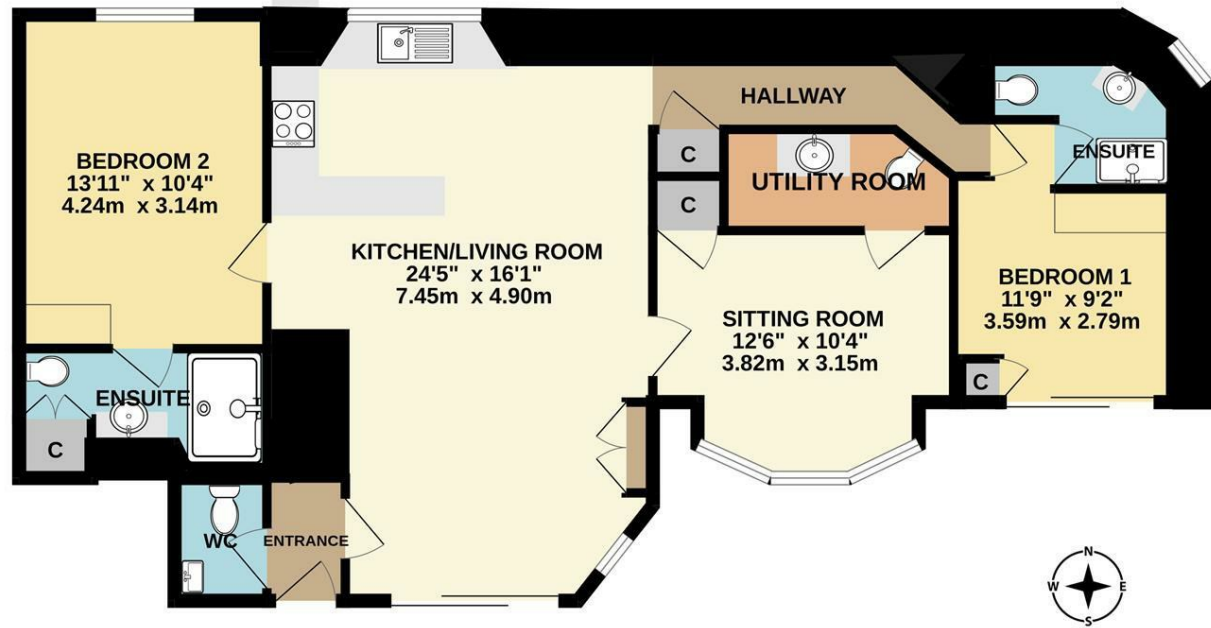




**APARTMENT 5, COBBS WELL HOUSE, 20 PLACE ROAD,
FOWEY, PL23 1DR
ASKING PRICE £699,950**

GROUND FLOOR
889 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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 BEAUTIFULLY RENOVATED 3 BEDROOM APARTMENT WITH IMMACULATEDLY PRESENTED AND SPACIOUS ACCOMMODATION SET ON THE GROUND FLOOR OF THIS LOVELY HISTORIC PROPERTY. BENEFITS FROM DESIGNATED ON SITE PARKING AND STUNNING SOUTH FACING TERRACE WITH VIEWS TO THE WATER AND POLRUAN BEYOND.

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
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Apartment 5, Cobbs Well House, 20 Place Road, Fowey, Cornwall, PL23 1DR

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
 Cobbs Well House is a collection of 6 stylish and individual apartments. The property was renovated in 2018/19.

Situated in a highly sought after area and just a short walk to the town centre this beautifully renovated apartment is the first to come to the market since completion a few years ago. The property presents "as new" and offers stunning and spacious accommodation. The benefits include underfloor heating with individual thermostats for each room, hardwood windows and external doors, and triple bi folding doors to the generously sized terrace.

Evident when viewing the property, the renovation was carried out to an incredibly high standard and includes insulated external walls - making the apartment warm in the winter and cool in the summer, self cleaning external masonry paint and double the recommended amount of sound proofing between apartments, making it a quiet and peaceful place to live as either a stylish main residence or luxury second home.

Accessed via steps from the parking area, the private front door opens to a useful entrance hall with door to guest cloakroom.

This elegant apartment offers a large open plan living area with bi folding doors opening to the terrace and views to the harbour, Polruan beyond and a glimpse of the sea. The well appointed, bespoke George Robinson kitchen has a number of integrated appliances including a new Neff oven, fridge/freezer and dishwasher and stylish built in dresser and television cabinet. This lovely space incorporates a dining area and seating area, making it a great space for entertaining and relaxing.



A door opens to the sitting room/third bedroom with bay window and views to the harbour. This room is currently used as a sitting room by the current owners, and a door opens to the en suite shower room, currently configured as a utility room with washing machine and dryer. (This can be easily changed back to a stylish en suite).

From the living space doors, open to the second/guest bedroom, which doubles up as an office space for the vendors, with built in bookshelves, desk area and wardrobe. A door opens to the en suite bathroom with fully tiled walls and further useful airing cupboard with plumbing for washing machine.

The generous principal bedroom is situated at the far end of the property with bi folding doors opening to the paved patio with views to the harbour. There is a range of built in cupboards and wardrobe and a door opens to the stylish en suite shower room with feature lights and tiled walls.

This lovely property has been well designed to make the most of the south facing position with all but one room enjoying harbour and countryside views. All available space has been incorporated for use with a number of built in cupboards for storage. All en suite bathrooms have built in sensor lights and the property is fully double glazed with mains gas combi boiler.

Outside
 Accessed from Place Road, there is a large parking area with designated parking spaces for all the apartments, with a further 3 shared visitor parking spaces.

Steps lead from the parking area to the front door of Apartment 5, and attractive gates open to the large south facing terrace, which is paved and offers a fabulous private and enclosed space for soaking up the sun and al fresco living and dining. There are lovely views to the harbour and across to Polruan.

A discrete bin store is located in the top car parking area.

The property is LEASEHOLD held on a 999 year lease commenced January 2018.

AGENTS NOTE
 The outside communal areas are owned by the Freeholder - Cobbs Well House Residents Association, of which all vendors are part owners. All owners contribute to a service charge, which for Apartment 5 is 22.5% of costs pa. This figure covers costs such as communal outside lighting for the car park, buildings insurance, external maintenance etc. There is a peppercorn ground rent.

Council Tax Band C

EPC Rating - C

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.