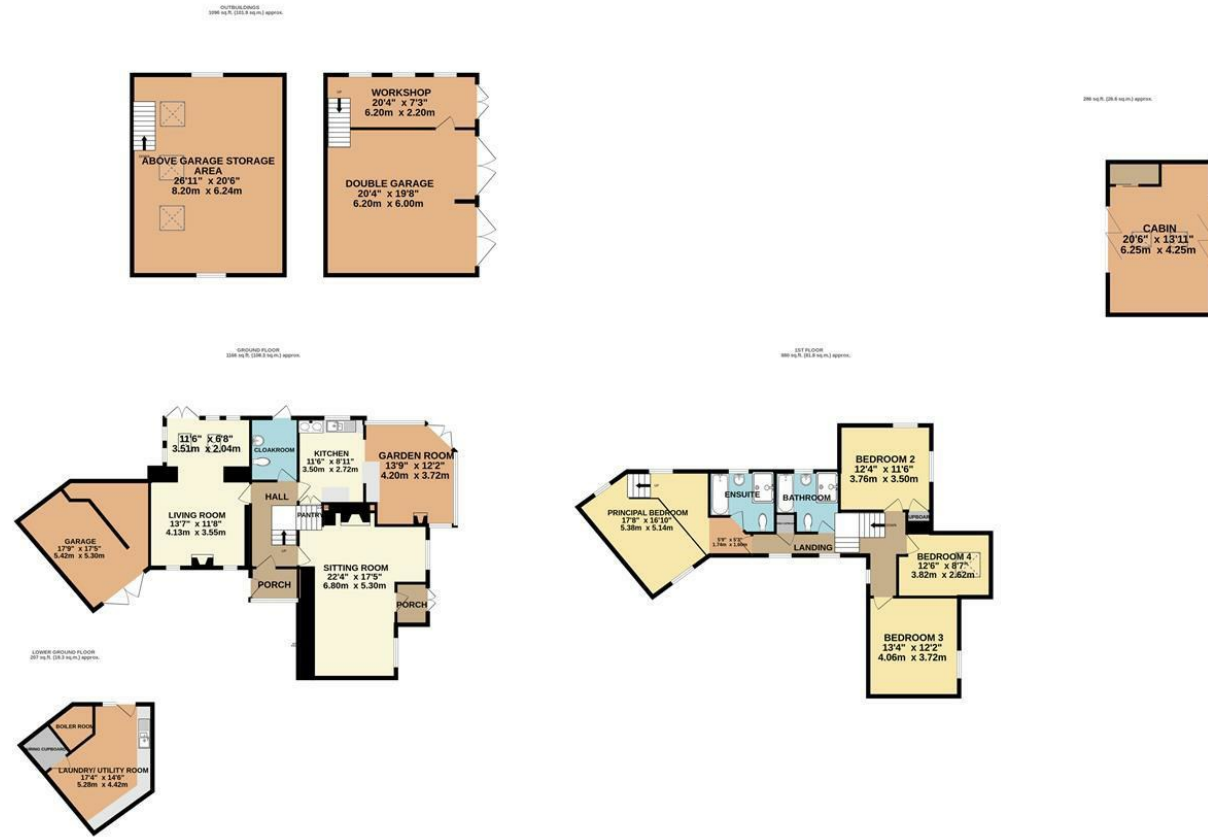




**FURZEBALL COTTAGE ,
FOWEY, PL23 1NQ
GUIDE PRICE £965,000**



TOTAL FLOOR AREA : 3636 sq.ft. (337.8 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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BEAUTIFUL CHARACTER PROPERTY LOCATED IN A PEACEFUL LOCATION WITH EXTENSIVE GARDENS AND GROUNDS. FLEXIBLE ACCOMMODATION WITH FOUR BEDROOMS, DETACHED GARAGE WITH WORKSHOP ABOVE, RECENTLY INSTALLED WOODEN CABIN IN GROUNDS. GENEROUS PARKING SPACE FOR SEVERAL VEHICLES.

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Furzeball Cottage Pont, Fowey, Cornwall, PL23 1NQ

The Location
 Pont is a small hamlet with a collection of individual properties and lies alongside a stream which runs to Pont Pill, a very pretty tidal creek. The villages of Polruan and Bodinnick are a short distance away and, for the boat owner, Penmarlam (operated by Fowey Harbour Commissioners) provides an excellent public access point to the sailing waters of the river/harbour and the open sea. The immediate area is surrounded by many miles of wonderful coast and countryside, much of which is in the ownership of the National Trust. Lantic Bay is an approximate half hour walk from the property along footpaths and quiet lanes and is the nearest beach to Penpont.

The village of Bodinnick with the car ferry provides regular access to Fowey is approximately 1 mile away. The ancient harbour side Town of Fowey is one of Cornwall's most attractive small ports and has an excellent range of shops, restaurants, pubs etc. It is particularly well known as a sailing centre and hosts a famous week long Regatta each year in August. Once away from the immediate local lanes, there are good road connections to the motorway system via the A38/A30. Railway connections (London Paddington) can be made at a number of local stations (Par, Liskeard & Lostwithiel).

The Property
 A rare opportunity to purchase a characterful 4-bedroom detached house located close to the waterside village of Bodinnick, near Fowey. This beautifully presented property boasts 2 garages, one of which is a detached double garage with a workshop over, perfect for those who enjoy DIY projects or need extra storage space.

In addition to the flexible accommodation and peaceful location, a further highlight of this property is its wonderful garden, which features a large variety of plants, mature shrubs, and trees, creating a peaceful and picturesque outdoor space. Furthermore, there is a recently installed wooden cabin that can be used as a yoga retreat or office space, providing a tranquil sanctuary away from the main house.

If you are looking for a home that offers both character and practicality, this property is the perfect choice.

The accommodation is charming and has been upgraded by the current owner.

An entrance porch opens to the hallway with stairs leading to the first floor. With doors leading to all the downstairs rooms, there is a lovely, bespoke kitchen which opens to a beautiful garden room which doubles up as a fabulous everyday living space for dining and relaxing. With views to the garden and surrounding countryside, double doors open to the garden. There is a free standing woodburner.

There are two further reception rooms - a charming characterful sitting room with beamed ceiling, deep cilled windows and a door leading to the garden. There is a large fireplace housing a wood burner for those chillier evenings. A second living room is more contemporary in style with wooden floor and windows overlooking the garden. A fireplace houses a wood burner and the room extends offering further useful space with doors opening to the garden and Velux windows offer lots of light.



There is a large cloakroom with WC and wash basin, pretty tiled floor and external door leading to the garden. There are cupboards for storage to one wall.

A large utility room is accessed externally, where there is space and plumbing for a washing machine and tumble dryer along with a number of cupboards for storage. A further cupboard houses the pressurised hot water tank and thermal store.

On the first floor the landing leads to all rooms and there is a large airing cupboard. There are 4 bedrooms, all individually styled and with views to either the garden or countryside.

The principal bedroom has windows to both side walls with views over the garden and countryside. A lovely, unusually shaped room on 2 levels and with steps rising to the main area, there is also an elegant en suite bathroom with underfloor heating, panelled bath and separate large shower.

Bedroom 2 has a dual aspect and lovely views over the gardens and neighbouring countryside to Lanteglos Church. Bedroom 4 is currently used as a walk in wardrobe, and bedroom 2 is a large double with window to the side with pretty views. A stylish family bathroom has underfloor heating, a panelled bath with separate large shower, WC and wash basin.

Gardens and Grounds
 The property is accessed over stone paved driveway/courtyard and leads through to a further parking area in front of the double garage and workshop, which has electricity and solar panels on the roof. An internal staircase leads to useful workshop/storage area.

A gated entrance leads to formal vegetable garden with raised beds, fabulous for a keen gardener. The grounds and gardens to the house are planted with a large variety of specimen plants, mature shrubs and trees, all centering around a natural spring feeding into a stream. A paved patio wraps around the side and front of the property, an ideal space for al fresco living. Furthermore, there is a recently installed wooden cabin (6.25m x 4.25m) currently being used as a yoga retreat but could be equally used as an office space. There is also a large greenhouse.

Council Tax Band - F

EPC Rating - D

Freehold

Services

Oil fired central heating. Solar panels with circa 4 kw. Mains electricity. Private drainage. Pressurised hot water and heating system with heat exchanger using Aga and Solar panels. None of the services, systems or appliances at the property have been tested by the Agents.

Directions

Leaving the B3359 between East Taphouse and Pelynt, turn right sign-posted Fowey (for ferry) Bodinnick and Polruan. Continue along this road until you reach the hamlet of Lanteglos Highway. At the end of the houses on your left take the turning left. Continue on the road down the hill and take the second left and the property can be found down the road on your left.