



**43 CHURCH STREET,  
PAR, PL24 2QQ  
GUIDE PRICE £350,000**



**TOTAL FLOOR AREA : 1891 sq.ft. (175.7 sq.m.) approx.**  
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**A SPACIOUS, AND VERY WELL PRESENTED PERIOD FIVE BEDROOM FAMILY HOME. SITUATED IN THE HEART OF THE DESIRABLE VILLAGE OF TYWARDREATH. REAR GARDEN, GARAGE, OFF ROAD PARKING AND CLOSE TO ALL AMENITIES. VIEWING RECOMMENDED TO APPRECIATE SIZE AND VERSATILITY!**



**43 Church Street, Tywardreath, Par, PL24 2QQ**

**LOCATION**

Tywardreath is a pretty village situated on the sheltered South Coast of Cornwall and located between Fowey and Par. It has a fantastic community spirit which revolves around the local village pub, church and primary school. A 10 minute walk away is the village of Par which has many local amenities including doctors, library, post office, convenience stores and coffee shop. Par beach is dog friendly all year round and is a 10 minute flat walk from Par village.

There are good road links to the motorways via the A38/A30 plus up to 26 trains each day from Par to London, Paddington. There are also flights to London Heathrow and other destinations from Newquay.

The nearby historic Harbour Town of Fowey is a popular sailing centre with two thriving sailing clubs, an annual Regatta and Literary Festival. A good range of shops and businesses, award-winning restaurants, hotels and public houses have established Fowey as a popular high-quality holiday destination. Fowey sits in an Area of Outstanding Natural Beauty and includes a glorious coastline, rugged uplands and tranquil wooded river valleys. The spectacular Lost Gardens of Heligan and world famous Eden Project, two of the Great Gardens of Cornwall, are an easy drive from Fowey and Tywardreath.

Church Street is at the heart of the village with all amenities within level walking distance. Directly across the road from this property is Tywardreath Hill, a lane which takes you straight to Par Beach.

**ACCOMMODATION**

43 Church Street is a delightful surprise, high ceilings, spacious and versatile accommodation set over three floors, this period property has a lot to offer.

A warm and welcoming entrance hall greets you into this much loved family home which has been renovated by the current vendors to a beautifully standard. From the entrance hall, doors lead into the sitting room/dining room and kitchen. Stairs rise up to the first floor.

Once a shop in its formative years, the sitting/dining room boasts high ceilings and offers a great social space for entertaining or family dining and relaxing. The beautiful Shaker styled Kitchen/breakfast room is situated to the rear of the home and comprises of plenty of wall and base storage units, solid wood worktop with two integral ovens, induction hob and space for a dishwasher and American styled fridge freezer. A door leads through to the utility room, which has worktop and space for washing machine and tumble dryer. A door leads out to the rear courtyard. On from the utility area is a separate cloakroom with WC and wash hand basin.



The first floor comprises the principal bedroom, double bedroom, study/office and family bathroom.

The principal bedroom is generous in size and boasts an en suite shower room with corner shower cubicle, wash hand basin and WC. There is also a walk in wardrobe with built in hanging rails and shelving.

A second bedroom and a generous sized study, which could be utilised as a 6th bedroom or snug (flexible to buyer's needs) has a door leading out to the properties rear garden.

A stylish family bathroom comprises a freestanding oval bath, large shower cubicle, wash hand basin with vanity cupboard, WC and heated towel rail.

On the landing there is a useful cupboard under the stairs which rise up to the second floor.

The second floor does have some restrictive head height but comprises of three further bedrooms, two of which have views over looking the roof tops to countryside beyond.

**OUTSIDE**

From the front of the property, there is a door which opens into a covered passageway leading into the rear courtyard, accessed from the utility room. Steps lead up to the parking area and garage with a gate opening into the rear garden. The sunny rear garden is the perfect place to relax and unwind under the wooden pergola covering a patio seating area or decking. From the garden you can access the property via the study.

There is off road parking for two cars and a garage with power and light.

**AGENTS NOTE**

The covered passageway is owned by the property but the shop next door have a right of way over it.

**EPC RATING - E**

**COUNCIL TAX BAND - C**

**TENURE - 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.

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