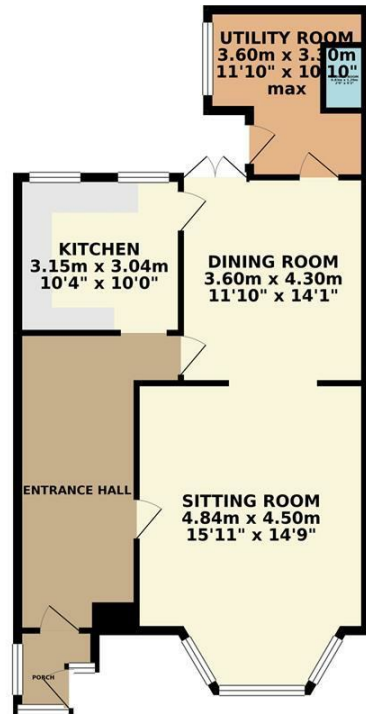


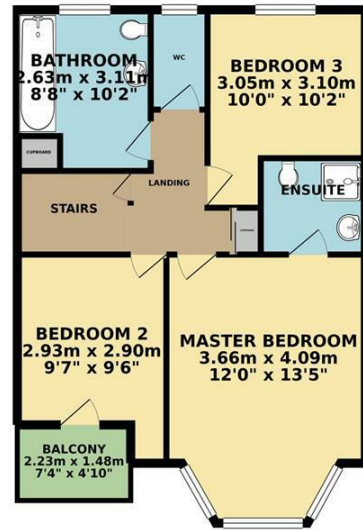


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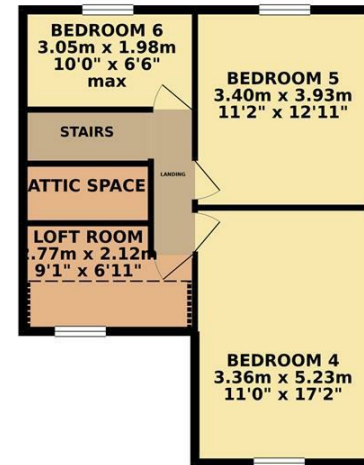
GROUND FLOOR 74.79 sq. m.  
( 805.01 sq. ft. )



1ST FLOOR 62.02 sq. m.  
( 667.54 sq. ft. )



2ND FLOOR 52.08 sq. m.  
( 560.53 sq. ft. )



TOTAL FLOOR AREA : 188.88 sq. m. ( 2033.09 sq. ft. ) 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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# 22 DAGLANDS ROAD, FOWEY, PL23 1JL GUIDE PRICE £999,950



**A SUBSTANTIAL VICTORIAN SEMI DETACHED, 6 BEDROOM HOUSE WITH STUNNING AND PANORAMIC VIEWS OVER THE HARBOUR AND OUT TO SEA. SHORT WALK TO THE TOWN CENTRE, BEACH AND COASTAL WALKS.**



**Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991**  
Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.



Fowey (01726) 832299



MAY WHETTER & GROSE

www.maywhetter.co.uk info@maywhetter.co.uk





22 Daglands Road, Fowey, Cornwall, PL23 1JL

**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 six bedroom, semi-detached Victorian house commands a prime position on one of Fowey's most sought after roads, this residence boasts panoramic views over the harbour, across to Pont and out to sea.

As you step into the house, you are greeted by a sense of grandeur that is characteristic of Victorian homes. The spacious and flexible layout allows for a spacious family home or generous second home.

The accommodation comprises a sitting room, with large bay windows showing off those stunning harbour views and allowing natural light to flood the room, creating a warm and inviting atmosphere throughout the house. There is a good sized dining room, newly fitted kitchen and utility room on the ground floor, along with a welcoming hallway, with traditional balustrade staircase rising to the first floor. To the front of the house, there is a useful porch with Victorian style floor tiles.

The sea views will always be a stunning backdrop to your everyday life.



On the first floor, there is a principal bedroom with bay window and wonderful harbour views. This bedroom benefits from an ensuite shower room.

There are two further bedrooms on this floor, along with large bathroom and separate WC.

Stairs rise from the landing to the second floor, where there are two double bedrooms, one with fabulous harbour views, a single bedroom and further attic room, currently used as a dressing room.

**Outside**

The property is approached via steps directly from Daglands Road, or by a shared pathway which runs in front of neighbouring properties. To the front of the house there is a paved patio which benefits from stunning harbour views.

To the rear of the property, a courtyard, accessed from either the dining room or utility room, steps lead to a rear pathway and an area of ground, currently home to a useful timber storage shed. Above the utility and accessed via galvanised steps is a roof terrace. A further storage area is accessed from the courtyard.

**Council Tax Band - F**

**EPC Rating - E**

**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.

**Local Authority**

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR