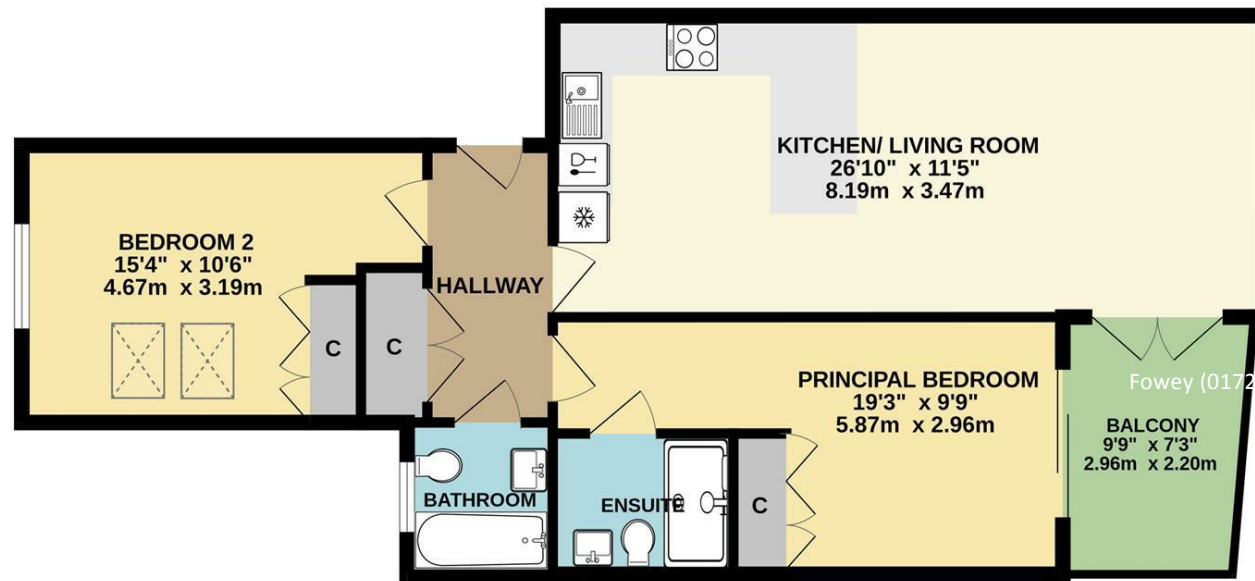




MAY WHETTER & GROSE

11, OLD STATION MASTERS HOUSE STATION ROAD,  
FOWEY, PL23 1DF  
OFFERS OVER £400,000

GROUND FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 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 PRESENTED 2 BEDROOM APARTMENT WITH VIEWS TO THE RIVER AND ACROSS TO BODINNICK. PRIVATE BALCONY, USE OF COMMUNAL GARDENS AND ON SITE DESIGNATED PARKING SPACE.

**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



**11, Old Station Masters House Station Road, Fowey, PL23 1DF**

**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**  
 Owned by the vendors since construction in 2018, this lovely apartment has been used as a much loved second home and offers beautifully presented accommodation with open plan living space, 2 bedrooms, 2 bathrooms and views across to the river and Bodinnick beyond. The apartment is on the second floor of the building and accessed via a shared stairwell. Underfloor heating throughout.

Just a short and level walk to the town centre and with boat launching facilities close by, this lovely property offers the ideal spot for watching the comings and goings of the river and local vicinity.

The property would suit either as a lovely second home or easily maintained main residence, as the property has unrestricted use. Accessed via a shared hallway, steps lead up to the 2nd floor. The front door opens to a welcoming entrance hall, with doors to all rooms. There is a very useful utility area behind discreet doors, with space and plumbing for washing machine and storage area.

The open plan living area is light and airy, incorporating a well appointed kitchen to one end, with base and wall units with quartz work surface, Bosch integrated appliances and extending breakfast bar. A window to the living room end of the area overlooks Caffa Mill with views to the water and Bodinnick beyond. Sliding doors open to a balcony with plenty of space for table and chairs and is an ideal spot to take in the activities on the water. This lovely space gets sun from early morning and throughout the day.



The principal bedroom suite, currently used by the vendors as a second sitting room, has lovely views to the water and sliding doors lead to the balcony. There are built in wardrobes and the stylish ensuite has large shower, wash basin and WC, with attractive tiling to the floor and walls.

There is a further double bedroom located to the rear of the apartment, with 2 Velux windows and further window to the rear elevation overlooking the communal gardens. This room also benefits from built in wardrobes.

The family bathroom has a bath with chrome shower over and glass shower screen. There is a large wash basin and WC, with tiled flooring and stylish tiling to the walls. There is a window to the rear providing natural light.

**Outside**  
 The property has a lovely private balcony, accessed from both the sitting room and principal bedroom, from where there are lovely views across to the river and river bank beyond.

To the rear of the building, there is a pretty communal garden, which attracts sun all day and is exclusively for use by the occupants of the properties within the Old Station Masters development.

Access to the property is via steps from the communal area to an entrance lobby with stairs leading to the various floors.

The property has the benefit of designated parking located to the front of development.

**EPC Rating - B**

**Council Tax Band - E**

**Tenure**  
 The property is leasehold on the remaining term of a 999 year lease, which commenced in 2018.

**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.