

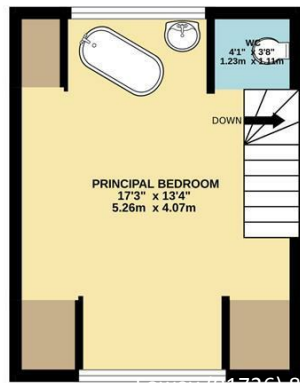
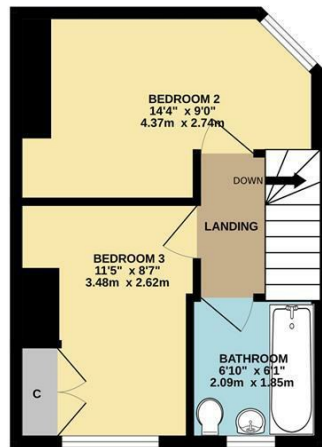
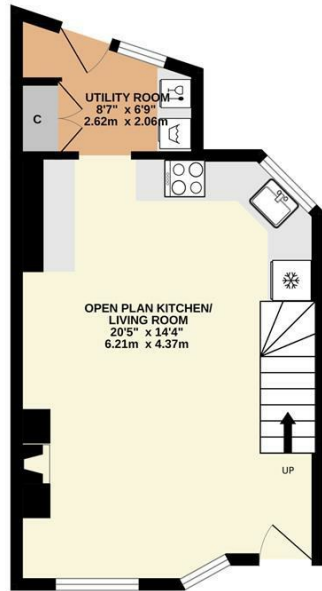


**45 LOSTWITHIEL STREET,
FOWEY, PL23 1BG
GUIDE PRICE £450,000**

GROUND FLOOR
316 sq.ft. (29.4 sq.m.) approx.

1ST FLOOR
274 sq.ft. (25.3 sq.m.) approx.

2ND FLOOR
230 sq.ft. (21.4 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.3 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 AND IMMACULATELY KEPT, THREE BEDROOM, TERRACED HOME ENJOYING FABULOUS VIEWS OVER FOWEY TOWN, CHURCH AND THE ESTUARY FROM THE TOP FLOOR. WITHIN WALKING DISTANCE OF THE TOWN CENTRE, HARBOUR AND ALL AMENITIES.

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.



45 Lostwithiel Street, Fowey, PL23 1BG

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.

Lostwithiel Street is the main route down into the town offering a real feel for the character of Fowey. The property is situated off the road on an elevated terrace giving light, privacy and views from the top floor.

ACCOMMODATION
 Entering into the living area you are immediately immersed in the clever and thoughtful design of this home. Beautifully presented and creatively styled, the living room has its own independent areas. Whether sitting and relaxing by the inset wood burning stove, dining in comfort (the vendor currently has a table which seats 8) or cooking in a modern shaker styled kitchen with Belfast sink, solid wood worksurface, plenty of base and wall cabinets and integral fridge, electric hob and oven.

Off the kitchen is an extremely useful utility room with a door to the rear courtyard. There are inbuilt storage cupboards which are in keeping with the kitchen and have worksurface over integral dishwasher, freezer and washer/dryer.

Stairs rise up to the first floor landing which gives access to two bedrooms and a bathroom. The landing decor shows more of the vendors clever, thoughtful design and is very appealing. The bedroom to the rear is a double bedroom with a decorative fire inset.

The third bedroom is currently used as a single bedroom/study and has useful built in storage cupboards which houses the gas boiler.

The bathroom comprises of a bath with shower over, a wash hand basin, WC and heated towel rail.



Further stairs rise up to the principal bedroom which boasts iconic views of the church, Place, and Fowey rooftops to the estuary. An interesting and beautiful view. This stylish room, has an open plan en suite comprising of a freestanding bath, hand wash basin and WC.

The vendor has put much love, care and attention into the renovations which were carried out in approximately 2016. The property has gas central heating and uPVC double glazing throughout.

Currently the property is a main home but could equally lend its self to being a second home or holiday let

OUTSIDE
 Shared steps and path give access to all the properties on the terrace with enough room for a small table and chairs outside the home. A path leads to the rear of the property which is shared with the neighbours and gives access to a small but delightful courtyard which offers a virtually private haven to sit and relax.

EPC RATING - D
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.
 Tel: 01726 832299 Email: info@maywhetter.co.uk