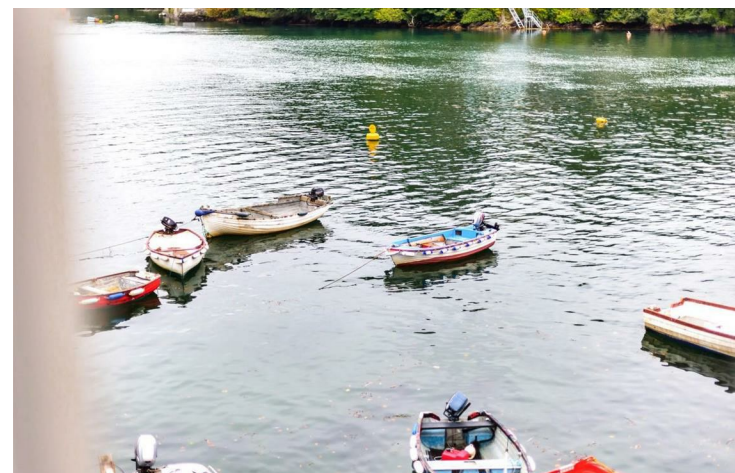
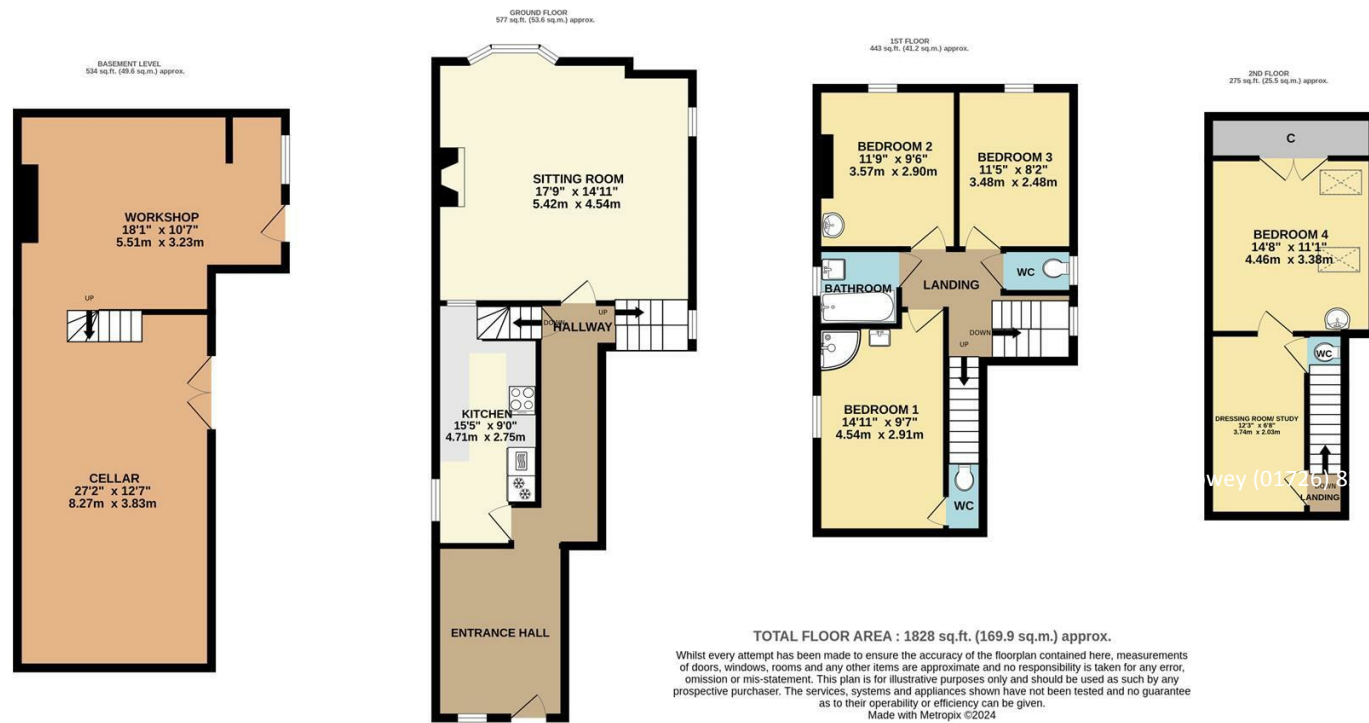




MAY WHETTER & GROSE

22 STATION ROAD, FOWEY, PL23 1DF OFFERS OVER £550,000



A SPACIOUS, 4 BEDROOM, WATER FRONTING HOUSE WITH ACCOMMODATION ARRANGED OVER 3 FLOORS AND ADDITIONAL LARGE STORAGE AREA IN BASEMENT. VIEWS TO THE HARBOUR AND STEPS GIVING ACCESS TO THE BEACH AND FRAPE (subject to licence). GRADE TWO LISTED

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 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.

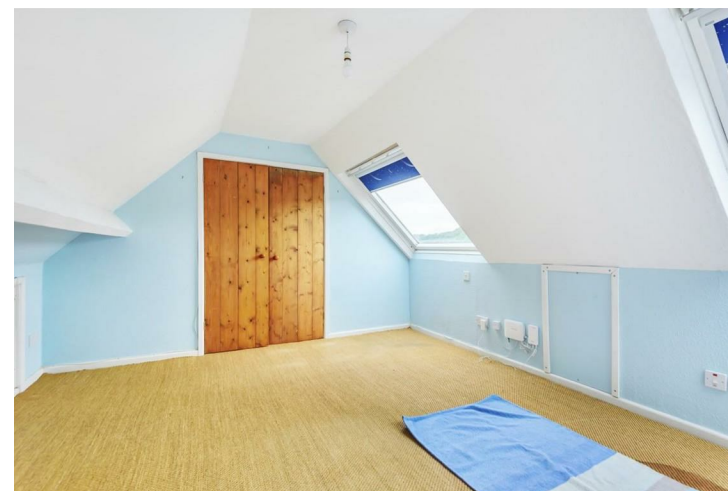
There are good road links to the motorway system via the A38/A30. Railway links to London, Paddington, can be made locally at Par, and St. Austell and there are flights to London and other destinations from Newquay.

The Property

Located just a short distance and within an easy walk to the centre of town, this water fronting property offers spacious accommodation over 3 floors with a further, extensive storage area in the basement. With the majority of the rooms benefiting from water views and a terrace with access directly to the water, the property would suit as a main home or holiday let/2nd home. With Caffa Mill car park close by, parking is without issue.

Accessed directly from Station Road, the front door opens to spacious hallway, which could easily double up as a study area, and a door opens to the kitchen. Boasting a range of base and wall units with integrated double ovens and gas hob with extractor fan over, the kitchen has space for a small table and chairs at one end. The hallway leads to the spacious sitting room with large bay window overlooking the water and across towards to Bodinnick and further up river. This lovely light and airy room has an attractive fireplace with Victorian tiles housing a wood burning stove.

From the hallway stairs lead to both the basement and up to the first floor.



The first floor landing has stairs leading up to the second floor. There are two bedrooms with windows overlooking the river, one of which has a wash basin, and a further bedroom is located at the front of the property which incorporates a shower cubicle and separate WC. Also on this floor there is a bathroom with panelled bath and wash basin with separate WC located across the landing.

Stairs lead to the second floor where there is a study/dressing room area with a door leading to the fourth bedroom. Two Velux windows offer plenty of light and wash hand basin to one side. There is a built in cupboard and eaves storage.

Stairs from the landing lead down to the basement where there is a huge area, useful for storage or workshop space. A door from the rear of the area opens to the water fronting terrace.

Outside

To the rear, the property benefits from a paved terrace with access to galvanised steps to the water. A frape (running mooring and under licence from Fowey Harbour Commissioners) offers a mooring for a dinghy sized boat.

Agents Note

The terrace has a right of access for a neighbouring property with access rights also shared for the galvanised steps.

The property has an element of flying freehold.

Grade Two Listed property

EPC Rating - E

Council Tax Band - D

Freehold

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.