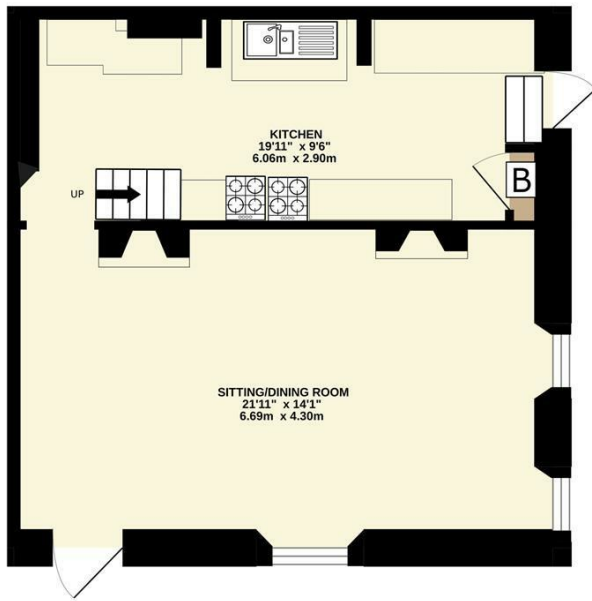


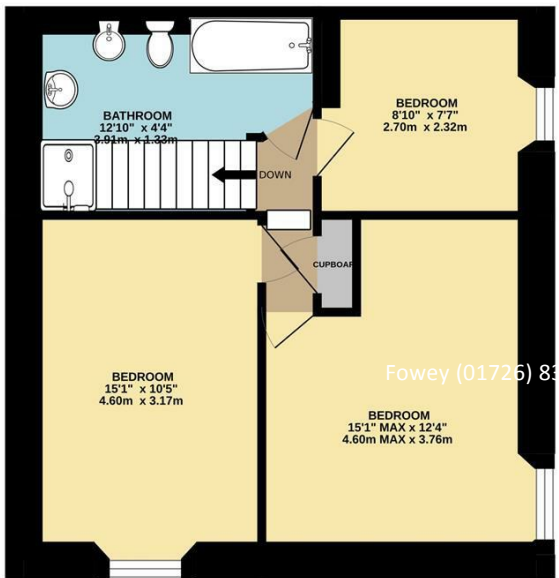


**THE SALT STORE, 24 LOSTWITHIEL STREET,  
FOWEY, PL23 1BE  
GUIDE PRICE £425,000**

GROUND FLOOR  
529 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR  
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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, THREE BEDROOM, GRADE II LISTED COTTAGE ENJOYING CHARACTER AND CHARM YET WITH A MODERN TWIST. JUST A SHORT STROLL FROM THE TOWN AND OLD HARBOUR, THE COTTAGE IS PERFECTLY LOCATED. IDEAL SECOND HOME OR HOLIDAY LET. SELLING CHAIN FREE!**

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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.



**The Salt Store, 24 Lostwithiel Street, Fowey, PL23 1BE**

**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 a very popular location within the town. Just a short stroll to the old harbour and quay and all the towns amenities.

**THE PROPERTY**

A home that makes you smile the moment you enter.

Boasting all the period features of a Grade II listed cottage yet with the comfort of a modern finish, The Salt Store doesn't disappoint!

The spacious living area has plenty of room for socialising, relaxing and dining. Two decorative fireplaces and thick set walls give the room character and warmth.

The modern and stylish kitchen has been cleverly designed and configured with ample storage units, space for a dishwasher, washing machine and tumble dryer and currently a Milano 2100 gas range. A cupboard houses the gas boiler. Steps lead to a door giving access to Church Side.

Stairs rise up to the first floor.



The first floor comprises three bedrooms, a family bathroom and a storage cupboard.

Two double bedrooms enjoy decorative fireplaces with the large principal bedroom boasting a view down Lostwithiel Street to the beautiful Fowey estuary, a snug little reminder of exactly where you are!

The third bedroom is a single room with slight head height restriction.

The family bathroom has a separate shower cubicle, bath, WC, bidet and heated towel rail. Due to the roof line there is a slight head height restriction.

The Salt Store has been a successful holiday let and much loved second home.

The furniture, fixtures and fittings are available by separate negotiation.

**EPC RATING - D**

**COUNCIL TAX BAND- C**

**TENURE - FREEHOLD**

**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

**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