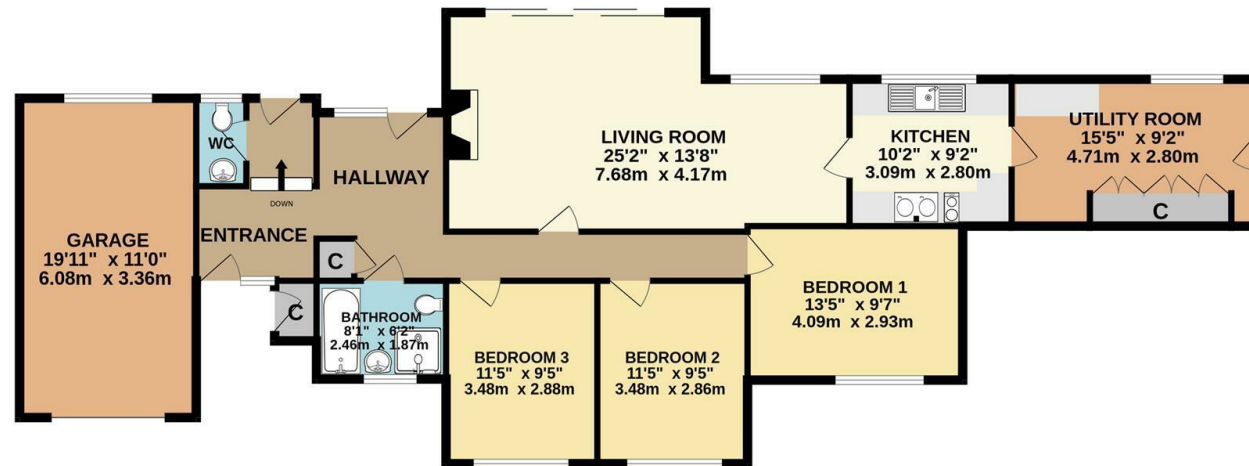




**WHITE GABLES DOWNS HILL,
GOLANT, PL23 1LJ
GUIDE PRICE £740,000**

GROUND FLOOR
1384 sq.ft. (128.5 sq.m.) approx.



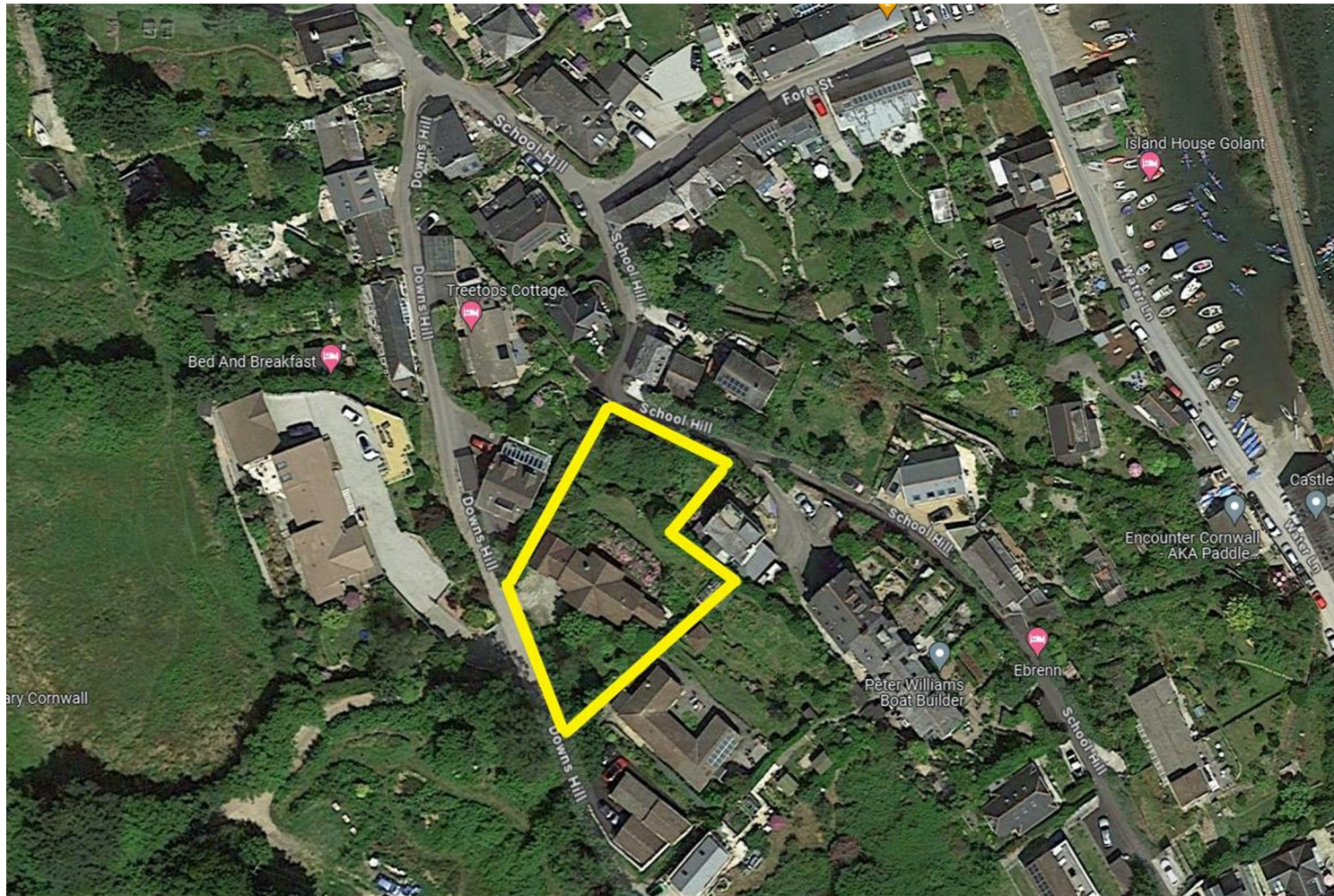
TOTAL FLOOR AREA : 1384 sq.ft. (128.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 RARE AND EXCITING OPPORTUNITY TO PURCHASE A THREE BEDROOM, DETACHED BUNGALOW IN A SOUGHT AFTER, ELEVATED LOCATION IN GOLANT. OFFERING PANORAMIC, FOWEY ESTUARY AND COUNTRYSIDE VIEWS. SET IN A GENEROUS PLOT WITH INTEGRAL GARAGE AND OFF-ROAD PARKING FOR AT LEAST THREE CARS. VACANT POSSESSION, SELLING CHAIN FREE!

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White Gables Downs Hill, Golant, PL23 1LJ

LOCATION

The quiet waterside village of Golant is situated on the western side of the Fowey River and is a popular place to live with kayaking, Golant Rowing Club, village pub and waterfront location. There is a public slipway for launching plus boat mooring, subject to availability and permission.

Par is 3 miles by road and has excellent transport links with a railway station on the London Paddington to Penzance line. It also provides shops, a post office, convenience stores, doctors' surgery and Par Beach, and an all year round dog friendly, sandy bay. Fowey, a well-known and desirable place to visit, is 2.5 miles away, providing Primary and Secondary schools, the Royal Fowey Yacht Club, excellent pubs, boutique hotels and award-winning restaurants overlooking the river out to sea.

Located on the quiet and peaceful lane of Downs Hill, White Gables is set in a prime plot with generous grounds to the front and rear. A short stroll down to the water's edge gives boating access to the Fowey estuary. Also close by is the local pub which is the hub of village life.

THE PROPERTY

White Gables is a three-bedroom detached bungalow in a deceptively generous plot. The property needs some modernisation but is in good order and full of exciting potential.

A covered roof protects the entrance from inclement weather and offers a useful space to take off muddy boots before entering the property. There is also an external storage cupboard housing the oil-fired boiler.

The front door opens into a spacious entrance hall, which gives internal access to the garage. Continue down two steps to a separate WC and a door to the rear decking. The hallway has a little snug/office area with access to the decking and continues to the living area, bedrooms, and bathroom. A separate built-in cupboard provides useful storage space.

Walking into the living room you are instantly greeted by glorious, panoramic views over the beautiful Fowey Estuary and countryside beyond which are simply stunning! Light floods the room through large, floor-to-ceiling windows and glass sliding patio doors. The patio doors open to a large wooden decked area which makes for a fabulous social space, inside and out. An open fireplace with slate surround and hearth makes the room warm and cosy on chillier evenings.



From the sitting/dining room, a door opens into the kitchen and then continues into the utility room. The kitchen comprises ample solid wooden base and wall units, a large Aga, and a separate two ringed electric hob. The utility room has space for all white goods and plenty of built-in storage cupboards. A door gives access to the rear garden. Views can be enjoyed from large landscaped windows over the pretty rear garden, up the Fowey estuary from both rooms.

Three double bedrooms lead off from the entrance hall and a family bathroom comprises a bath, separate shower cubicle, wash hand basin with vanity unit, and WC.

The property has two loft spaces, one above the integral garage and a second large loft above the house accessed from the hallway. Both have lighting and power.

OUTSIDE

The rear garden can be accessed via paths from either side of the property, with the rear decking stretching along the majority of the bungalow.

The pretty rear garden, like the front, is very deceiving in size, full of big beautiful Hydrangeas, plants, and shrubs, the plot is much larger than first imagined. To the side of the garden is a level lawn with a large greenhouse and a further lawned area runs across the property. From here a path meanders down to a gate that conveniently accesses School Hill.

EPC RATING - AWAITING

COUNCIL TAX BAND - E

TENURE - FREEHOLD

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

Services
None of the services, systems or appliances at the property have been tested by the Agents.