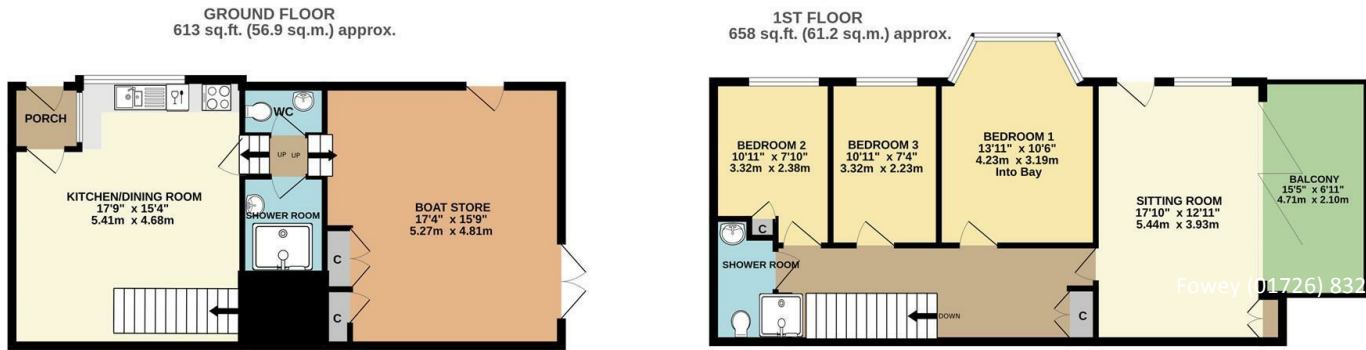
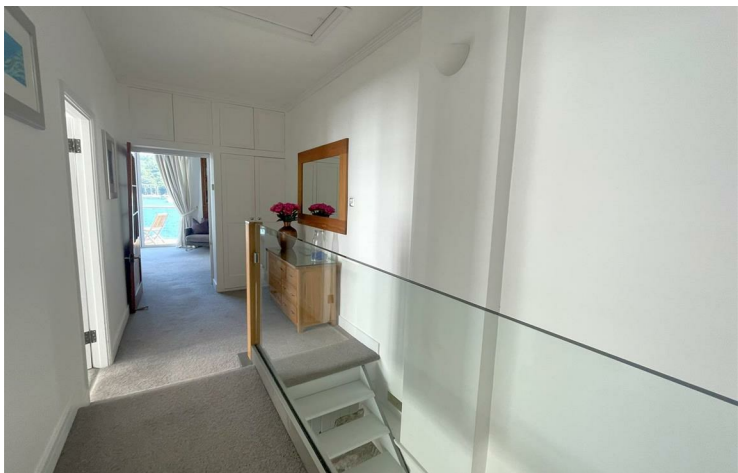




**HARBOURS EDGE FORE STREET,
FOWEY, PL23 1AQ
OFFERS IN THE REGION OF £1,250,000**



TOTAL FLOOR AREA : 1271 sq.ft. (118.1 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 WATERSIDE HOME IN FOWEY WITH WATER ACCESS, A FRAPE, A BOAT HOUSE AND OWNERSHIP OF THE FORESHORE IN FRONT. STUNNING VIEWS OVER THE FOWEY ESTUARY, COURTYARD AND BALCONY. CURRENTLY A VERY SUCCESSFUL HOLIDAY LET, SELLING CHAIN FREE



Harbours Edge Fore Street, Fowey, PL23 1AQ

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.

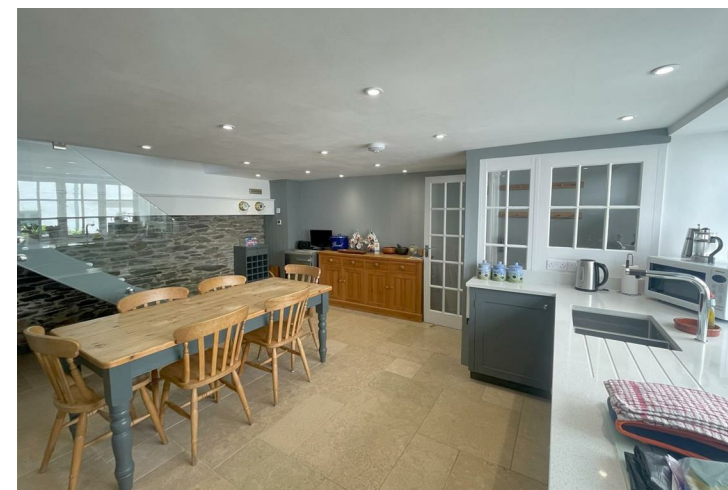
There are good road links to the motorway system via the A38/A30. Railway links to London, Paddington, can be made locally at Par, and St. Austell and there are flights to London and other destinations from Newquay.

Harbours Edge is in a unique location hidden away from the hive of activity that is Fore Street. A wrought iron gate leads into a shared passageway with a further door opening into a private, large courtyard, this is where you leave the world behind.

The courtyard has plenty of space for al fresco dining and provides direct access to the Fowey Estuary. Owning the foreshore in front of the property and benefitting from a frappe this really is a water lover's dream home!

ACCOMMODATION

Entering the property via an inner porch, useful for hanging coats and taking off sandy shoes. From here, a door opens into the stylish, well-equipped kitchen with limestone-tiled flooring. Shaker-styled base units provide storage with an integrated dishwasher, electric oven and hob.



From the kitchen, a door opens and steps lead down to a modern wetroom with a hand wash basin, a separate WC and into the boat house. Double wooden doors open to the estuary giving boat access. There is plenty of storage space for water toys and paraphernalia. A side door opens to the courtyard.

As you climb the stairs to the first floor, the Fowey Estuary views come into sight from the sitting room and it's simply breathtaking! Tri-fold doors bring the outside in with a balcony providing the ultimate place to sit, relax and watch life on the water play out in front of you. The balcony boasts panoramic views from up the estuary across to Pont and over to Polruan.

The spacious sitting room is made light and airy by dual aspect windows, Tri-fold doors and a door opening to external steps leading down to the courtyard. A built-in cupboard provides useful storage.

The landing has a built-in storage cupboard and gives access to three double bedrooms and a shower room comprising of a wash hand basin, shower cubicle, WC and heated towel rail. All three bedrooms have views out over the courtyard. The principal bedroom has a bay window which fills the room with light and from where you can sit and enjoy views of the estuary.

AGENTS NOTES

Furniture can be included by separate negotiation.

Gas centrally heated.

EPC RATING - C

TENURE - FREEHOLD

COUNCIL TAX BAND - C

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