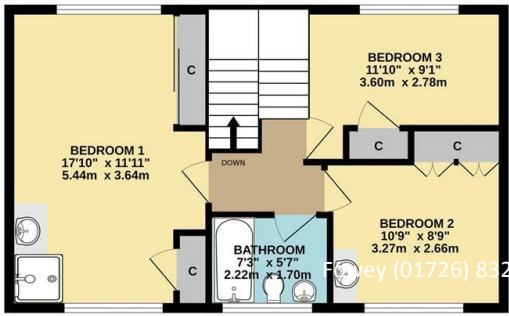
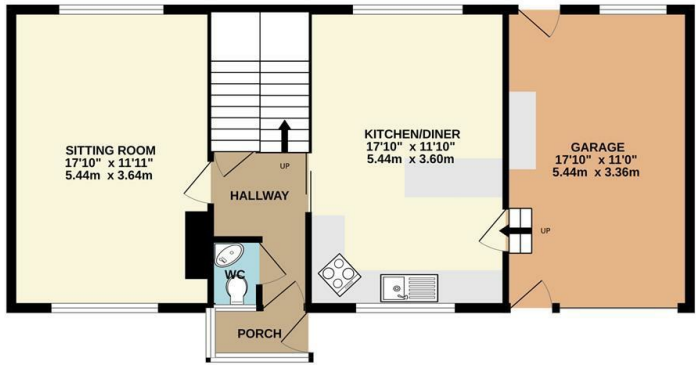




**18 VICARAGE MEADOW,  
FOWEY, PL23 1DZ  
GUIDE PRICE £495,000**

GROUND FLOOR  
737 sq.ft. (68.5 sq.m.) approx.

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



TOTAL FLOOR AREA : 1265 sq.ft. (117.6 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.  
 Made with Metropix ©2024



**OPPORTUNITY TO PURCHASE A THREE BEDROOM HOUSE LOCATED ON A SOUGHT AFTER RESIDENTIAL ROAD WITH PAVED DRIVEWAY, GARAGE AND PLEASANT GARDENS TO THE REAR. FURTHER WORKSHOP ADJACENT TO THE REAR GARDEN.**

**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.



## 18 Vicarage Meadow, Fowey, PL23 1DZ

### 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

Offering spacious accommodation over two floors, this much loved family home is being offered to the market for the first time for over 25 years and is chain free. This family sized house and garden is ready for a new owner to put their stamp on it!

With paved driveway parking to the front and attached garage, the property also benefits from a workshop adjacent to the rear garden.

From the driveway a door gives access to the garage with window to the rear elevation. A good sized garage, currently used more as a utility space with plumbing for washing machine. A door opens to the rear garden with further door leading to the kitchen.

The kitchen/dining room has windows front and rear. There is a range of base and wall units in the kitchen and space for cooker, space and plumbing for dishwasher and space for fridge. A breakfast bar separates the kitchen from the dining area with more than ample space for dining table and chairs. A window looks out to the rear garden.

The hallway has a door opening to a front porch with access to the front garden area. A useful cloakroom houses WC and wash hand basin. Stairs lead to the first floor and a door leads to the spacious sitting room with windows to the front and rear aspects. A chimney breast houses a gas coal effect fire (not tested).



The landing, with window looking out to the rear garden and hatch to loft, has doors opening to three bedrooms and a bathroom. The principal bedroom is a generous king sized room with dual aspect windows, built in wardrobes and further built in storage space. There is a shower cubicle and wash basin set in a vanity unit.

A further double bedroom has a built in wardrobe and the third bedroom is also a double room with built in cupboards and pretty view over the rear garden.. There are views over the town and a glimpse of Pont from both the principal bedroom and bedroom two.

There is a family bathroom with panelled bath, WC and wash basin.

### Outside

The property is approached directly from Vicarage Meadow where there is driveway parking for two vehicles (in tandem) in front of the attached garage. There is a terraced, gravelled front garden with stone walling and a door to the front porch and door to the garage.

The rear garden is a delight with lovely level space and is laid mainly to lawn. A timber gate gives access to the side and front of the house. There is a paved terrace and small pond and the garden has an excellent degree of privacy with mature hedging and planting. At the end of the garden, there is access to a workshop (6.02 x 4.27 m approx) .

### Council Tax Band - E

### EPC Rating - D

### Freehold

Please note - wording on title documents states "That no part of the property hereby conveyed shall be used for any purpose other than a private residential building estate or for boarding houses or houses for professional use in accordance with a layout plan which shall previously have been approved in writing by the Vendors or their agent such approval not to be withheld unreasonably."

### 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.