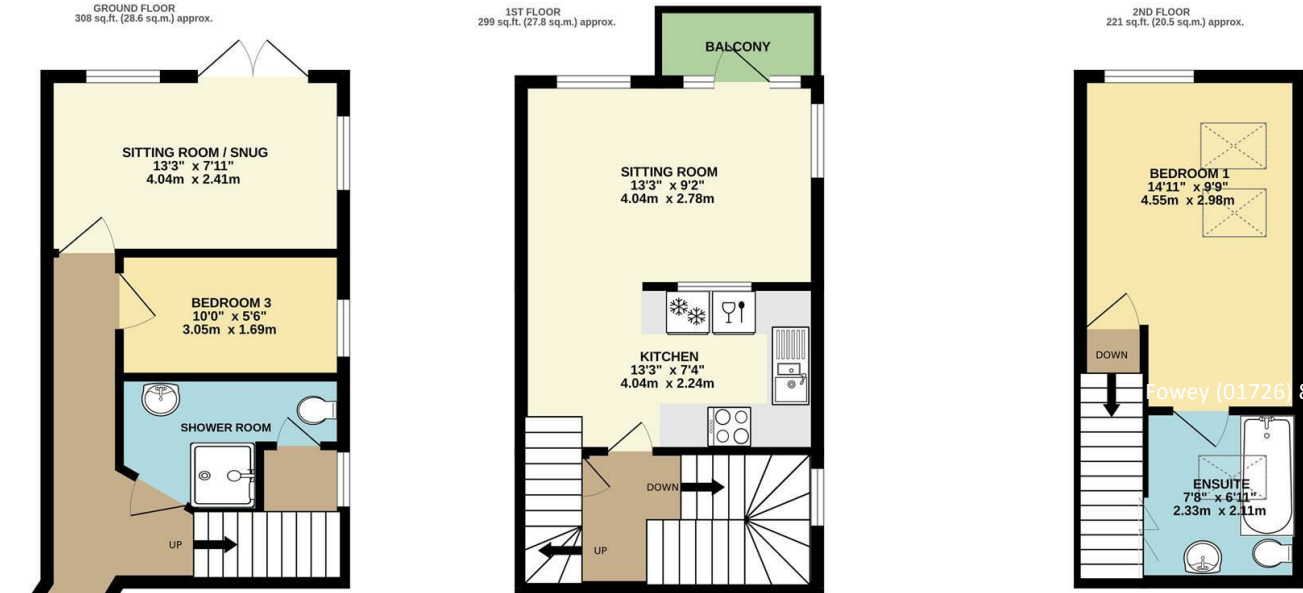




**FLAT 2, CHAPEL ON THE HILL, LOSTWITHIEL STREET,
FOWEY, PL23 1BD
GUIDE PRICE £595,000**



TOTAL FLOOR AREA : 827 sq.ft. (76.8 sq.m.) approx.
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A CHARACTERFUL 3 BEDROOM CHAPEL CONVERSION SITUATED IN THE CENTRE OF TOWN WITH STUNNING VIEWS OF THE HARBOUR AND OUT TO SEA. LOVELY SOUTH FACING WALLED GARDEN TO GROUND FLOOR, AND FURTHER BALCONY TO FIRST FLOOR WITH HARBOUR VIEWS.



Flat 2, Chapel on the Hill, Lostwithiel Street, Fowey, PL23 1BD

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
 A most impressive and substantial conversion of a chapel located in the centre of town, with stunning views to the harbour and out to sea. Readymoney Beach and coastal footpaths are just a short walk away.

Sympathetically renovated approximately 25 years ago to high standard and retaining some of the original features, this lovely building houses 3 individually styled properties. The property benefits from a number of original features, such as exposed beams and woodwork and attractive leaded windows throughout. The property benefits from a south facing, enclosed garden which attracts sun for much of the day.

Apartment 2 boasts spacious living accommodation and is arranged over 3 floors with impressive views from both the first and second floor.

The property is accessed from a shared entrance hallway with doors to all 3 properties within the Chapel. The front door to number 2 opens to a hallway with stairs leading to the first floor.

A door opens to a generous principal bedroom (currently configured as a sitting room/snug) with double doors opening to the enclosed and private garden. An attractive feature is an original leaded glass window to one wall.

From the hallway a further door opens to a single bedroom with an original stained glass window to the side elevation. There is a family sized bathroom with shower cubicle, WC and pedestal wash hand basin. A cupboard houses the boiler and there is a leaded glass window to side elevation.



On the first floor, stairs lead up to the top floor and light floods in from the large window to the side elevation. A door opens to a lovely sitting room, with views to the harbour and door opening to a balcony with space for small table and chairs. There is a large feature window offers stunning views to the harbour and out to sea and attractive wooden floor throughout. The kitchen is located to the back of the room with a range of base and wall units, inset oven with gas hob over, ceramic 2 bowl sink and drainer, inset under the counter fridge and dishwasher.

On the second floor the stairs lead up to spacious third bedroom. This lovely space offers the most wonderful views of the estuary, from the large feature windows to the rear elevation. An ensuite bathroom has a panelled bath, WC and wash basin. A large cupboard has space and plumbing for a washing machine. Natural light via a Velux style window.

Outside
 The property is accessed directly from Lostwithiel Street, via granite steps leading to the front of the building where there is paved area. There are gates to either side of the building. The left hand side gate opens to steps which lead down to cellar (5.38m x 2.42m). This area is shared between the 3 properties and houses a tumble dryer. The gate to the right opens to a shared side access used by apartments 2 and 3 as an alternative access to their rear gardens. Please ask for further information.

An attractive walled rear garden is accessed from doors opening from the snug/bedroom. This lovely area has a good degree of privacy, is south facing and attracts sun all day. A pergola offers some shade and there is a shed useful for storage. A south facing balcony is accessed from the sitting room and is a super space to enjoy the activities of the harbour.

Agents Note
 The property is a leasehold held on a 999 year lease commenced in 1998. Peppercorn rent pa. Maintenance is shared between all 3 leaseholders.

All 3 properties within the building can be used for private dwelling or holiday home, but are NOT permitted for use as a commercial holiday let.

Council Tax Band - E

EPC Rating - C

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