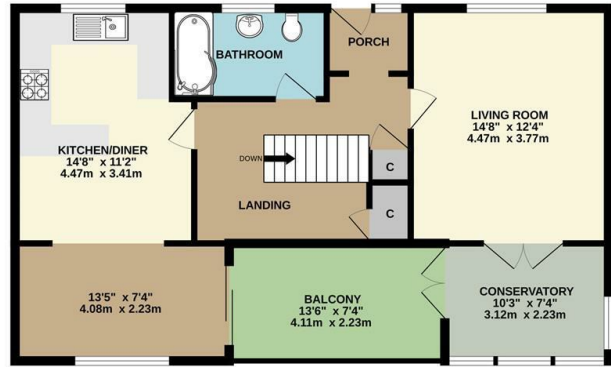


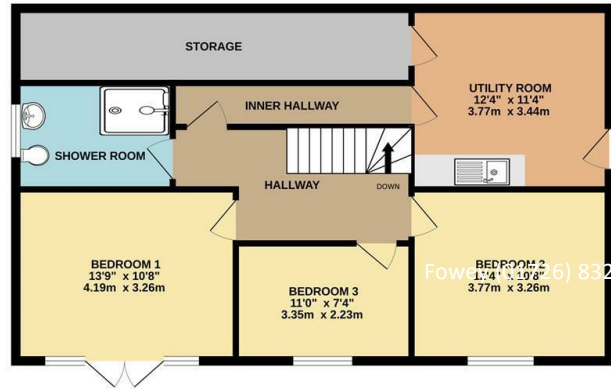


**57 GREEN LANE,
FOWEY, PL23 1DY
GUIDE PRICE £495,000**

GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.



1ST FLOOR
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA : 1534 sq.ft. (142.5 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 DETACHED 3 BEDROOM PROPERTY WITH GARDENS TO FRONT AND REAR AND LOVELY VIEWS OVER THE RIVER TO BODINNICK AND COUNTRYSIDE BEYOND. ON SITE DRIVEWAY PARKING AND GARAGE.

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.



57 Green Lane, Fowey, PL23 1DY

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
 Located within an easy walking distance of the centre of town, this 3 bedroom detached house offers flexible accommodation over 2 floors. With reverse accommodation to make the most of the views, the property also benefits from a garage and on site driveway parking. There are gardens to the front and rear of the house.

Accessed directly from lower Green Lane, the front door opens to a welcoming hallway with window offering views across the river to countryside beyond. A door leads to the spacious sitting room, with window to the front elevation and double doors leading through to the conservatory with lovely views over woodland to the river and countryside beyond. From the conservatory a further door opens to a balcony area, with space for table and chairs, an ideal spot for morning coffee or lunch.

From the hallway, a door opens to a bathroom with panelled bath, WC and wash hand basin and there are 2 cupboards for storage. A further door leads to the kitchen/dining room with the kitchen having a range of base and wall units and window overlooking the front garden area. There is an inset oven with gas hob over, inset under the counter fridge and space for dishwasher.



The dining area has space for dining table and chairs and possibly a sofa, with window offering beautiful views to the water and countryside. A sliding door opens to the balcony - also accessed from the conservatory, where there is further al fresco dining space.

Stairs from the hallway lead to the lower floor, where there are 3 bedrooms and a shower room. The principal bedroom is a generous size and has double doors opening to a small patio area and rear garden. There is a further double bedroom and single bedroom, both with windows to the rear garden.

The family shower room has a shower cubicle with WC and wash basin, window to the side elevation. A hallway located to the rear of the house gives access to a large utility area with sink and external door to the rear garden. A door leads to a further useful storage area.

Outside
 The property has driveway parking for 2 vehicles and there is a further single garage. The front garden is planted with a number of mature shrubs and plants. There is a balcony accessed from both the conservatory and dining room with lovely views over neighbouring woodland, the river and across to Bodinnick and countryside.

The rear garden is accessed from the principal bedroom and also the utility room. Steps lead down from the side of the property to the rear garden also. Enclosed by fencing and mature hedging, the rear garden is laid mainly to lawn.

COUNCIL TAX BAND - E

EPC RATING - C

Tenure
 Freehold

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