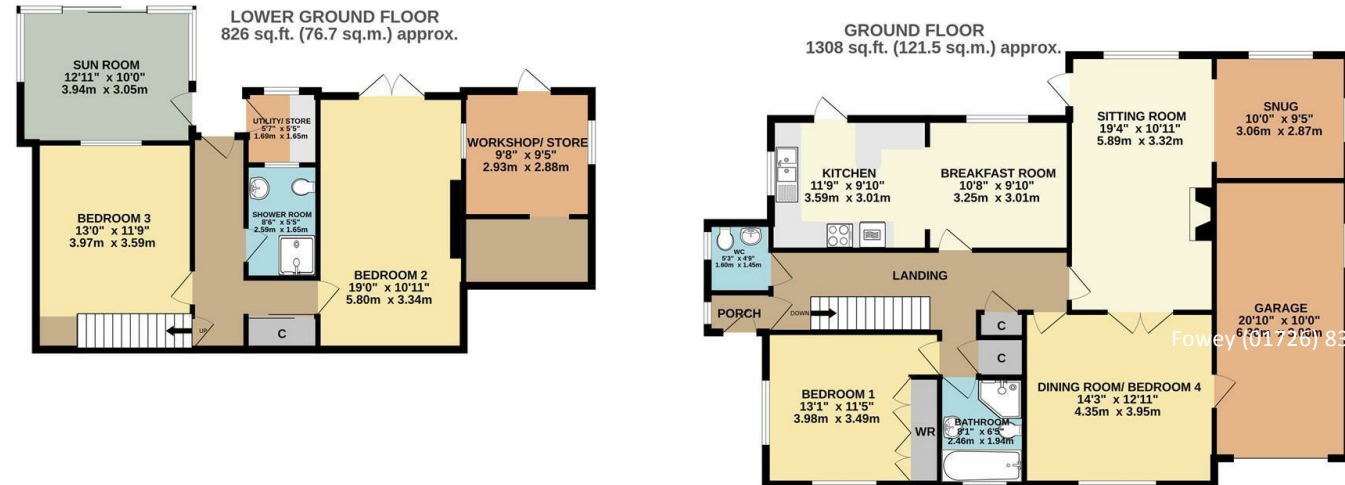




MAY WHETTER & GROSE

MORVOREN, 17 TOWER PARK, FOWEY, PL23 1JD OFFERS IN THE REGION OF £900,000



TOTAL FLOOR AREA : 2134 sq.ft. (198.3 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 FABULOUS DETACHED 3 BEDROOM PROPERTY LOCATED ON A VERY SOUGHT AFTER RESIDENTIAL ROAD, WITH LOVELY VIEWS TO THE SEA AND NEIGHBOURING WOODLAND. DRIVEWAY PARKING FOR SEVERAL VEHICLES, GARAGE AND SPACIOUS REAR GARDEN WITH STUNNING SOUTH FACING TERRACE AND BALCONY. WOULD SUIT AS SUPER MAIN/FAMILY HOME WITH EASY ACCESS TO THE BEACH AND BEAUTIFUL COASTAL WALKS.

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.



Fowey (01726) 832299



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Morvoren, 17 Tower Park, Fowey, PL23 1JD

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 close to Readymoney Beach and beautiful coastal walks, this super detached house is situated on one of the most sought after residential roads with views to the sea and across neighbouring woodland.

This much loved home is available for the first time in many years, and offers well maintained and flexible living space with a stunning mediterranean styled terrace and balcony which attracts sun all day. With views to the sea and neighbouring woodland, this lovely home offers peace and tranquility, yet within easy reach of the town and local amenities.

The property benefits from a large driveway with parking for several vehicles or boat and trailer storage, and access to the garage. With mature borders to either side of the house, there is a good degree of privacy and the sunny rear garden faces south. There is also a gate giving access to St Catherine's Parade and within a short distance, access to the beach and coastal paths.

Accommodation
 The well presented accommodation is arranged over two floors with flexible living and bedroom space. The beautiful views to the sea from the main living areas and spacious balcony, are a large feature of the property and there is also the changing seasons of the woodland close by to marvel.



The front door opens to a lobby with door leading to the entrance hall and stairs to the lower floor. On this entrance floor, there is a double bedroom along with dining room (previously a bedroom) with double doors opening to the generous sized sitting room with door leading to the south facing balcony. There is a further "snug" area to the sitting room, again with lovely views.

The kitchen/breakfast room is a lovely light and airy space with super views to woodland and the sea. The kitchen is well appointed with dual aspect windows and a door opening to the balcony.

A family bathroom has panelled bath and separate shower, WC and wash basin. There is also a cloakroom with WC and wash hand basin.

Stairs from the entrance hall lead to the lower floor where there are two spacious double bedrooms, a stylish shower room and recently added sun room, which is a lovely quiet space for winter time reading or an evening gin and tonic!

Outside
 The gardens are a delight and offer many different aspects to enjoy. The timber balcony accessed from both the kitchen and sitting room offer space for table and chairs and wonderful views to the sea and woodland close by. Steps lead from the balcony to a fabulous paved terrace, an ideal party space and lovely sunny area for sunbathing.

Beyond the terrace there is an area of lawn with mature trees and borders planted with mature shrubs and plants, offering a high degree of privacy. The lower boundary is fenced and there is a timber gate giving access to St Catherine's Parade. There is the added fun of a tree house, an ideal area for children to play.

EPC Rating - D

Council Tax Band - F

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

Services
 Mains gas, water and electric. None of the services, systems or appliances at the property have been tested by the Agents.