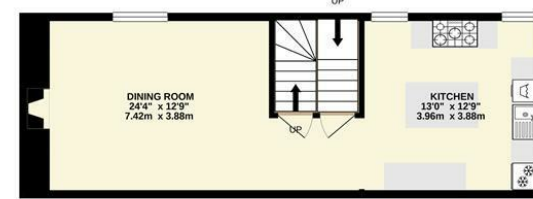
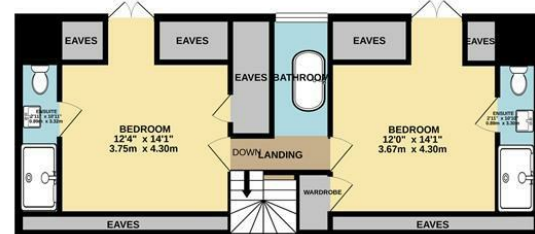
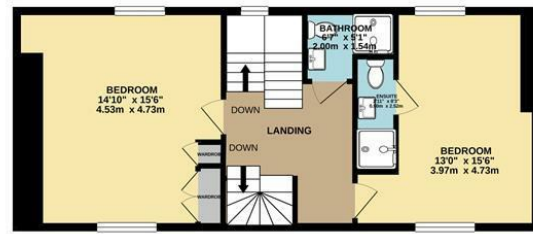




**THE MARINER'S HOUSE, 8 NORTH STREET,
FOWEY, PL23 1DD
GUIDE PRICE £1,395,000**



TOTAL FLOOR AREA : 2566 sq.ft. (238.4 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 BEAUTIFUL TOWN HOUSE WITH LOVELY VIEWS TO THE HARBOUR. RENOVATED TO THE HIGHEST OF STANDARDS BY THE OWNERS, THIS STUNNING 4 BEDROOM HOUSE IS A MUST SEE. AVAILABLE TO PURCHASE AS AN ESTABLISHED HOLIDAY LET LISTED WITH BOUTIQUE RETREATS.

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
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The Mariner's House, 8 North Street, Fowey, Cornwall, PL23 1DD

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. There is an increasing number of boutique hotels, shops and award winning restaurants in the town and 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 mainline railway stations at Par, Lostwithiel and Bodmin, and flights to London from Newquay Airport.

The Property
 With records dating back as far as the 1700's, The Mariner's House is a gorgeous, Grade II Listed townhouse in the centre of Fowey and has long been a dominant feature within the townscape, particularly when viewed from the river.

Throughout its long history, The Mariner's House has been occupied by seafaring families and despite its recent major restoration, the house retains its original features including wooden beams, an inglenook fireplace, wooden panelling and original floorboards, all with a story to tell of its long maritime past. A notable feature of The Mariner's House is a spring fed well located in the cellar, recorded as far back as 1344. The well is cut into the bedrock and is now protected by glass railings.

The accommodation is arranged over four floors, with further cellar on the lower ground floor, and there are breath taking views from almost every window.

LIVING - On the entrance level a spacious hallway opens to a stunning sitting room with panelled walls and Aga woodburning stove and opposite the sitting room there is a super cosy media room, also with Aga wood burner. Stairs lead to upper floor and down to the kitchen and dining room.

On the lower floor, a handmade 'Charlie Kingham' Farrow and Ball painted kitchen, with a white Caesarstone worktop, has a clever 'tea and toast' unit designed to hide the Nespresso machine. Fabulously appointed there is a Miele microwave, gas and electric Rangemaster, integrated fridge, Miele dishwasher and Siemens washer/dryer. An island unit offers plenty of workspace. The lovely dining room is perfectly sized for long lazy lunches or a dinner party in front of the Aga woodburner in the Inglenook fireplace, ready to light up during those winters evenings. There is also the added warmth of underfloor heating.



SLEEPING AND BATHING - On the first floor there are two luxurious super king bedrooms, one of which is en suite and the other has a shower across the landing. The décor is classic, paired back beauty to make the most of the river views.

On the top floor, bedroom three offers a floor to ceiling double door overlooking the river, a Juliet balcony and en suite shower room. There is built in shelving in the eaves for clothes. On the landing is a freestanding cast iron Bateau bath area, with floor to ceiling windows overlooking the river. Bedroom 4 has floor to ceiling double door overlooking the river with Juliet balcony, space for a king size bed and there is an en-suite shower room, shelves built in to the eaves.

The property has three en suite shower rooms and family shower room, whilst the top floor has a freestanding cast iron bath, made for long soaks after a busy day exploring the stunning South Cornish coastline. There is also a cloakroom on the landing on the ground floor.

GARDENS AND CELLAR - Stairs lead down from the dining area, to the cobbled cellar with the original 14th century well, protected by glass railings. A door leads out to the Mediterranean styled, slate paved courtyard garden with water feature and lavender plants, an idyllic spot for entertaining on warm sunny days. A wooden gate leads out through the white washed stone wall on to the lane behind the sailing club and path leading directly into town.

Agents Note
 AVAILABLE TO PURCHASE AS AN ESTABLISHED HOLIDAY LET LISTED WITH BOUTIQUE RETREATS. <https://boutique-retreats.co.uk/luxury-cottages-cornwall/fowey/the-mariners-house-357.html>. Contents by separate negotiation.

All Photography by Mark Watts.

EPC Rating - D
Council Tax Band - Non Domestic Rates

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
 None of the services, systems or appliances at the property have been tested by the Agents.

Local Authority
 Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR