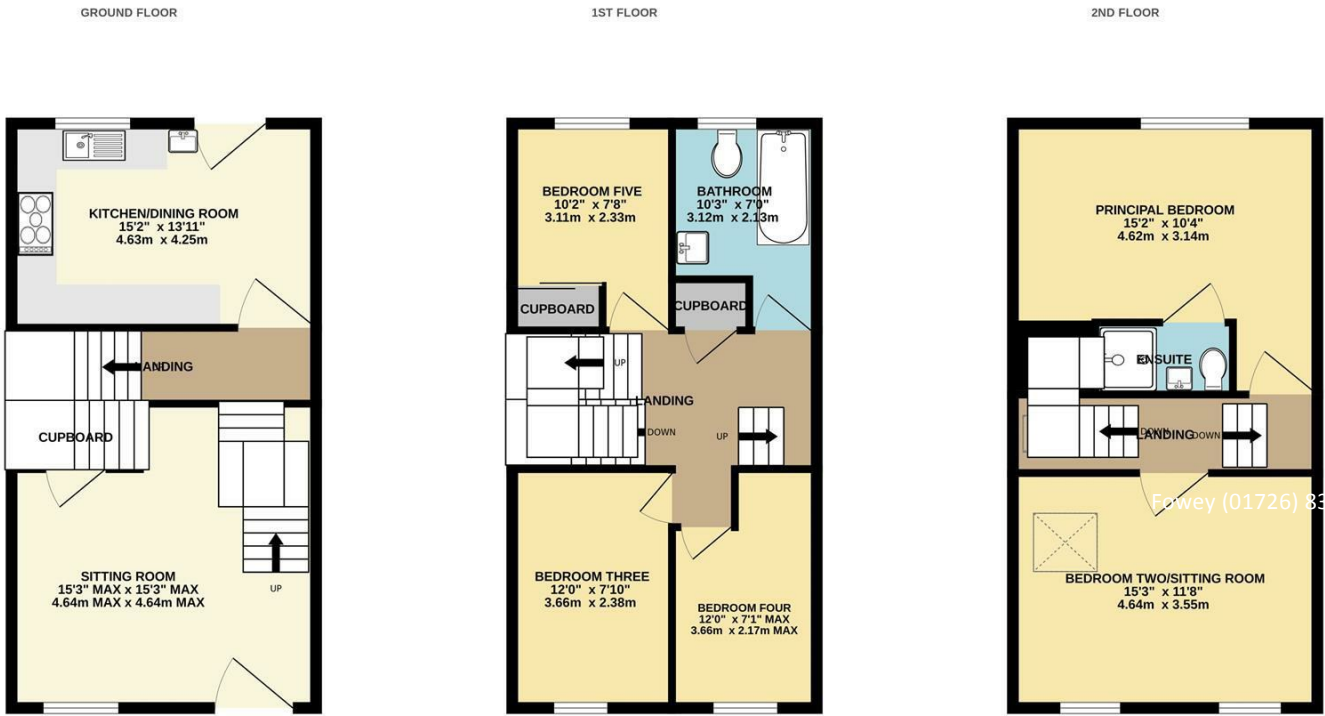




2 THE OLD CHAPEL, NORTH STREET,
FOWEY, PL23 1DB
GUIDE PRICE £575,000



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 STYLISH TOWNHOUSE LOCATED IN THE HEART OF FOWEY, WITH FLEXIBLE ACCOMMODATION. SPACIOUS OPEN PLAN LIVING WITH 5 BEDROOMS AND REAR COURTYARD. NO ONWARD CHAIN.

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2 The Old Chapel, North Street, Fowey, Cornwall, PL23 1DB

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

This lovely property is situated in the heart of town and is deceptively spacious inside. Converted from a former Wesleyan Chapel, this generous sized townhouse offers so much more than one could guess from the approach. Arranged over three floors, the quirky layout is what gives this property its character and the feel of a house.

Currently configured as a five bedroom property, one of the bedrooms on the second floor could easily be used as another sitting room with lovely views to the river.

The property is being sold with no onward chain.



The front door opens to a delightful sitting room with an attractive arched window to the front elevation, wooden floor, useful large storage cupboard and steps leading up to the well appointed kitchen/dining room. The kitchen has a tiled floor, with a range of base and wall units and a number of integrated appliances including fridge-freezer, dishwasher, washing machine and double oven electric cooker with gas hob over. The Glow-worm gas boiler is located within a cupboard. A window overlooks the rear courtyard with a door opening to this area.

From the kitchen, steps lead up to the first floor landing where there are two double bedrooms with windows to the front elevation. There is a further bedroom to the rear with window overlooking the courtyard. An airing cupboard is accessed from the landing. The family bathroom has a panelled bath with shower over, WC and wash basin.

Stairs lead to the second floor where there are two large double bedrooms, one to the front of the property with attractive wooden floor, exposed roof timbers and views over neighbouring rooftops to the estuary from the pretty arched windows. There is a Velux providing additional natural light. A further bedroom located to the rear, has exposed roof timbers and en suite shower room with shower cubicle, WC and wash basin.

Outside

The property is approached via a shared pathway with neighbours. A path leads around the rear of the building, giving access to the courtyard. The access is shared with neighbouring properties, with each property owning their own courtyard, which is surrounded by a low wall, and provides useful outdoor space, ideal for al fresco dining/BBQs.

Freehold

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

Services

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