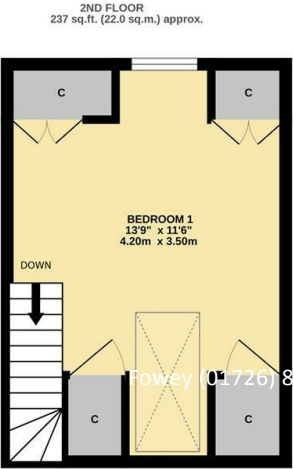
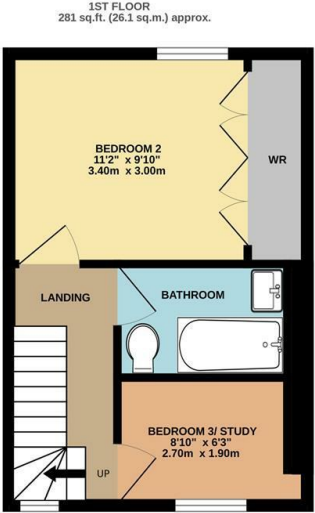
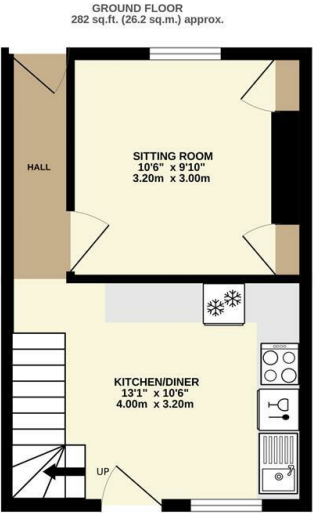




THE HIDEOUT, 44 LOSTWITHIEL STREET,  
FOWEY, PL23 1BG  
GUIDE PRICE £445,000



44 LOSTWITHIEL STREET, FOWEY, CORNWALL. PL23 1BG

TOTAL FLOOR AREA : 800 sq.ft. (74.3 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 CHARMING THREE BEDROOM TOWN HOUSE, PROUDLY PERCHED ON LOSTWITHIEL STREET. ELEVATED VIEWS OF FOWEY, THE HARBOUR AND JUST A SHORT WALK TO THE CENTRE OF TOWN. CURRENTLY RUN AS A SUCCESSFUL HOLIDAY LET BUT WOULD EQUALLY SUIT AS A MAIN HOME.**





**The Hideout, 44 Lostwithiel Street, Fowey, PL23 1BG**

**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.

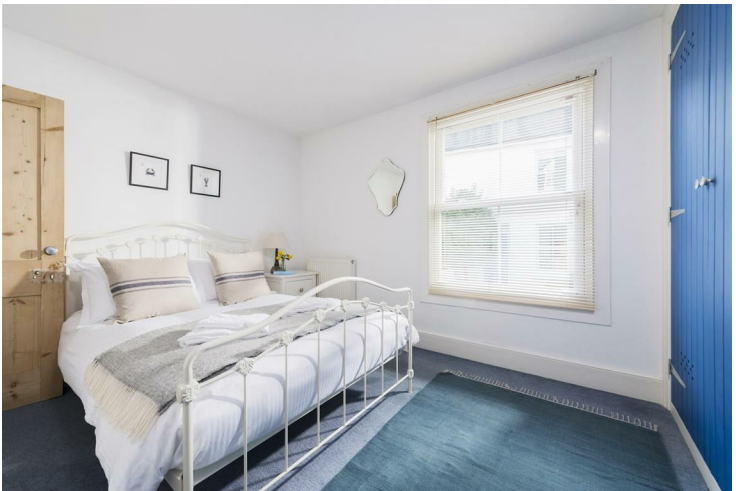
**The Property**

The Hideout is a charming period town house located on the popular Lostwithiel Street - a stone's throw from all the amenities and eateries Fowey has to offer. With accommodation arranged over three floors, The Hideout boasts a pretty rear courtyard with wonderful views over the rooftops, Place House, and the harbour.

The front door opens to the entrance hall, which leads through to the kitchen and sitting room.

The sitting room is cosy with window to the front elevation and alcoves with shelving and cupboard space.

Entering the kitchen you are greeted by a well-appointed, shaker styled kitchen with stainless steel sink, practical floor tiles, plenty of base and wall cabinets and integral fridge, electric hob and oven. A window overlooks the pretty, private courtyard and a door gives access. Stairs rise to the first floor.



The first floor comprises a double bedroom, single bedroom/ study and bathroom. From the landing, stairs rise to the second floor.

Bedroom two is a good size with built in wardrobes providing plenty of storage and window to the front elevation.

Bedroom three is a single room with window to the rear elevation.

The stylish family bathroom is a mix of traditional and contemporary style - with pristine white wall tiles and patterned floor tiles. There is a hand wash basin, wc and bathtub with shower over.

The second floor is dedicated to the principal bedroom. This room is generous in size, with fabulous views of the historic centre of the town and towards the water from the Velux window that opens to a walk in balcony. The eaves provide plenty of storage space and windows to the front and rear flood this room with light.

**The Outside**

To the rear of The Hideout and accessed via the kitchen, there is an attractive, gravelled courtyard. It is enclosed by painted fencing and offers a lovely area to enjoy the views.

**Freehold**

**Council Tax Band - Business Rates**

**EPC Rating - D**

**Local Authority**

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

**Services**

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

**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