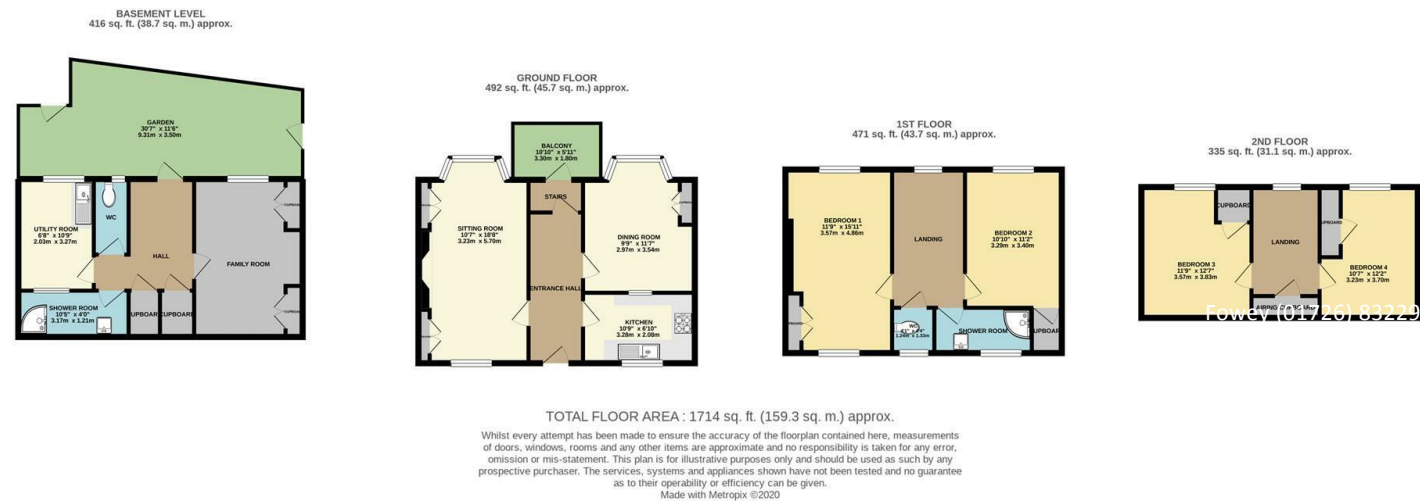




45 ESPLANADE,
FOWEY, PL23 1HZ
GUIDE PRICE £1,400,000



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SITUATED ON ONE OF FOWEY'S MOST SOUGHT AFTER ROADS, A SUBSTANTIAL GRADE II LISTED, 4 BEDROOM WATER FRONTING HOUSE, WITH FABULOUS VIEWS OVER THE HARBOUR. LARGE SUN TERRACE AND FURTHER BALCONY WITH WATER VIEWS. NO ONWARD CHAIN.



45 Esplanade, Fowey, Cornwall, PL23 1HZ

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

An opportunity to purchase a character property set on the water front in Fowey. This lovely house retains many of its period features and provides well presented accommodation arranged over four floors with all principal rooms benefiting from fabulous harbour views.

With access directly from the Esplanade, this spacious double fronted house is ideally situated close to the centre of town and within easy reach of Readymoney Beach and beautiful coastal walks.

Upon entering the property from the Esplanade, the hallway opens to both the sitting room and dining room and both rooms have large bay windows offering stunning water views. The kitchen is located at the front of the house with a range of base and wall units, integrated double oven, 4 ring hob and extractor fan. Space for dishwasher. Stairs lead down to the lower level, where there is a useful family room, shower room and utility room. A door gives access to the large paved terrace, again with water views.

A further outside space, in the form of decked balcony, is accessed from a door situated between the lower and entrance level with views both up the estuary and out to sea.

From the entrance level, stairs lead up to the first floor where there are 2 double bedrooms, both with panoramic harbour views, and a stylish shower room with separate WC.

On the second floor, there are a further 2 double bedrooms, again with water views, and a useful storage cupboard.



The current owner has the benefit of approved planning permission PA22/07970 - to reconfigure all four floors of the property to create a beautiful spacious family home with kitchen/living space on the lower ground floor, living space on entrance level, renovated bedrooms, bathrooms and an impressive principal suite on the second floor. Please ask for further details.

Current Accommodation

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- Family Room
- 4 Double Bedrooms
- 2 Shower Rooms
- Storage cupboards

Outside

There is a balcony located off the hallway with space for table and chairs which enjoys lovely panoramic views over the harbour.

Accessed from the lower hallway, there is a large paved terrace with views over the water to Polruan and countryside beyond. This large space is ideal for a spot of sunbathing, BBQs and al fresco dining.

Both numbers 43 and 45 have access over number 47 terrace to empty bins and to clean windows.

Council Tax Band - F

EPC Rating - Awaiting

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.