



41 LOSTWITHIEL STREET,
FOWEY, PL23 1BG
GUIDE PRICE £495,000



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AN IMMACULATELY PRESENTED THREE BEDROOM TERRACED HOME WITH A PICTURE POSTCARD VIEW OF FOWEY CHURCH, PLACE AND THE ESTUARY. CENTRAL LOCATION CLOSE TO ALL AMENITIES ENJOYING AN ELEVATED POSITION, SUCCESSFUL HOLIDAY LET, SELLING CHAIN FREE.

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41 Lostwithiel Street, Fowey, Cornwall, PL23 1BG

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. Lostwithiel Street is a very popular location within the town. Just a short stroll to the old harbour and quay and all the towns amenities.

THE PROPERTY
Set back from the road on Lostwithiel Street in an elevated position gives this property a unique and picture postcard view over Fowey Church and the castle like appearance of Place the home of the Treffry's.

Steps lead up from Lostwithiel Street on to a shared path which gives access to the row of houses There is space for a bench or small table and chairs to enjoy the view or just people watching as they march up the hill!

An entrance hall with traditional mosaic tiles gives access into the living area and stairs rise to the first floor.

The open plan living room is a stunning room with solid wooden flooring running through, a period open fire place with wooden surround and tiled hearth, built in storage cupboards and the generous bay window which not only lets in plenty of light but the window frames the iconic view of Place.



The dining area has a further built in cupboard and patio doors which lead out to a courtyard.

The newly installed stylish shaker kitchen with island has an Infusion Rangemaster electric oven with gas hob, integral fridge and dishwasher ample base storage units and Belfast sink.

A door leads on from the kitchen into a handy utility room which has plumbing for a washing machine and houses the boiler.

From here a door opens into the modern shower room with WC, wash hand basin, large shower cubicle and heated towel rail.

The first floor comprises of two double bedrooms both with traditional decorative fire places, bedroom two enjoys views over Fowey and Place. There is a modern family bathroom with WC, wash hand basin and bath with electric shower over.

Stairs rise further to a beautiful principal bedroom which has an ensuite WC, wash hand basin and heated towel rail. The views from the dormer window are mesmerising and take in the town, the Fowey estuary and beyond to Pont.

Currently used and enjoyed as a second home and successful holiday let.

EPC Rating - D
Tenure - Freehold
Council Tax Band - C
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.
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