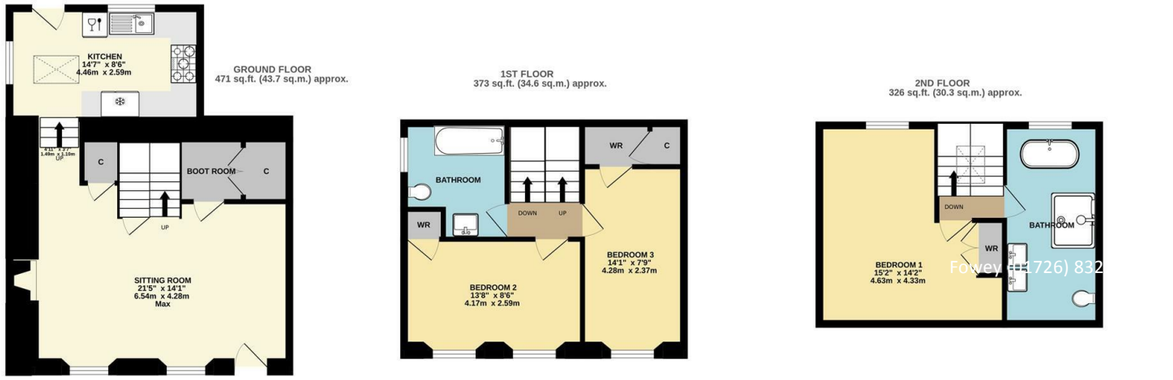
MAY WHETTER & GROSE

2 COBBS WELL,
FOWEY, PL23 1BP
GUIDE PRICE £700,000

A BEAUTIFULLY PRESENTED 3 BEDROOM CHARACTER PROPERTY, LOCATED IN A QUIET LOCATION JUST A STONE'S THROW FROM THE HARBOUR. PRETTY REAR GARDEN AND SOME VIEWS FROM THE 2ND FLOOR TOWARDS THE HARBOUR. CURRENTLY RUN AS A SUCCESSFUL HOLIDAY LET.



TOTAL FLOOR AREA : 1169 sq.ft. (108.6 sq.m.) approx.

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2 Cobbs Well, Fowey, PL23 1BP

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
Located in one of the most historic parts of the town, this fabulous property offers beautifully presented accommodation arranged over 3 floors.

Renovated to a very high specification, the presentation is a mix of character and contemporary, merging well to create a gorgeous main home, 2nd home or holiday let. With underfloor heating, attractive tiled flooring and stylish shutters to all windows, all fixtures and fittings are of excellent quality. The house is currently run as a successful holiday let through Fowey Cottages - please ask for further details.

Set amongst similar styled properties, this Grade II listed house is situated in a quiet area of town known as Cobbs Well. With pedestrian access to the front of the property and separate access onto Browns Hill from the rear garden, the town quay is a couple of minutes walk with easy access to Readymoney Beach and extended coastal walks.

Accommodation
The front door opens to the lovely living space comprising sitting room with stairs leading to the first floor. Two windows look out on to Cobbs Well and there is an attractive tiled floor and area for dining table and chairs. There is a contemporary styled wood burner for those chillier evenings. A door opens to a very useful storage area/boot room with a further storage cupboard and additional cupboard housing the washing machine and tumble dryer.

Steps lead up to the well appointed kitchen with the ceiling reaching to the eaves and exposed beams. A Velux window provides additional light into what is already a light and airy room. A stable door opens to the pretty garden. The contemporary style, bespoke Landmark kitchen has a number of integrated appliances including range style cooker, Bosch dishwasher and there is a large area of marble work surface with Belfast sink. A range of storage cupboards to one wall and American style fridge/freezer which is included in the sale. There is space to one side of the kitchen for a small table and 2 chairs.

Stairs from the living room lead to the first floor landing with doors opening to an elegant and recently re fitted bathroom with panelled bath and shower over, WC and wash basin. A window with frosted glass provides privacy and natural light.

There are two bedrooms on this level, a good sized double with 2 windows to the front elevation and a twin room with walk in wardrobe and further cupboard.

From the landing stairs lead to the 2nd floor with velux style window giving natural light. A door opens to the principal bedroom with window offering lovely views over neighbouring roof tops to the harbour and Place. This spacious room, has built in cupboards for storage and hanging space.

A further door from the landing leads to the elegant bathroom room with freestanding bath and separate walk in shower unit. There is a lovely patterned tiled floor, dual wash basins and WC. A window to the rear elevation provides natural light.

Outside
The property is accessed directly from pedestrianised Cobbs Well.

To the rear there is a pretty south facing garden which attracts sun all day. A stable door from the kitchen opens to a paved courtyard area with wooden fencing and cleverly planted olive trees providing a good degree of privacy. A timber gate opens to an area housing a useful timber storage shed. At the end of the garden a wooden gate opens to Browns Hill. The neighbouring property (number 3) has access from the back of their garden to the gate only.

Council Tax - Business Rates

EPC Rating - G

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.