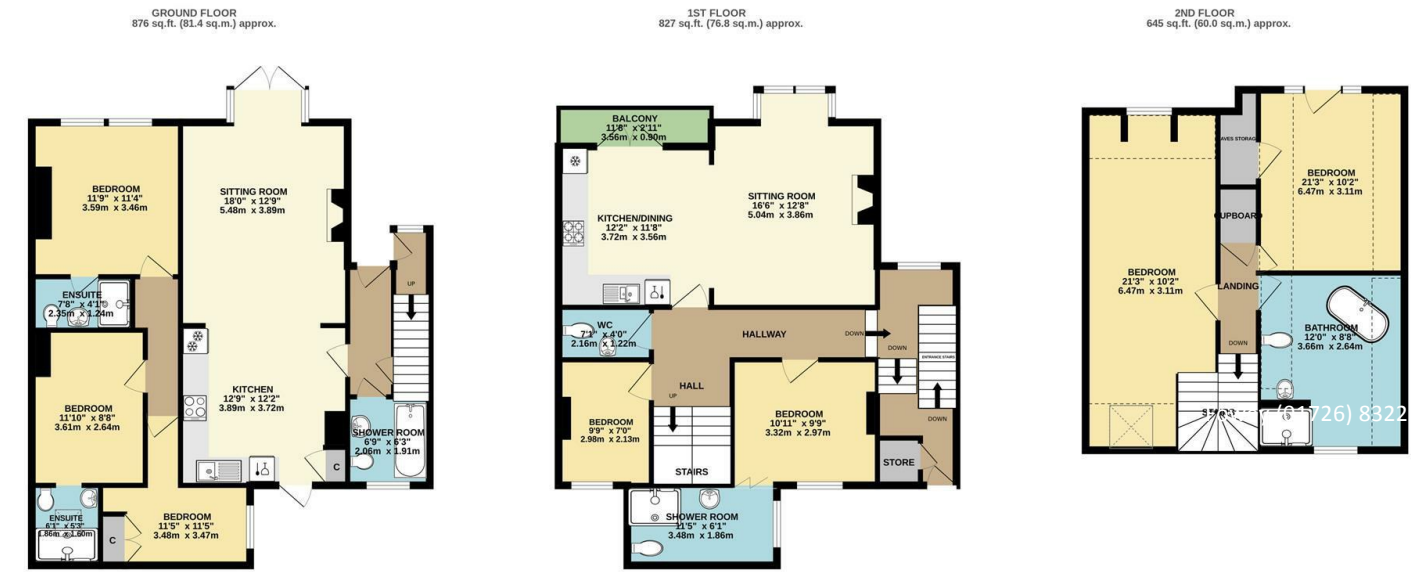




14 DAGLANDS ROAD,
FOWEY, PL23 1JL

GUIDE PRICE £1,395,000



TOTAL FLOOR AREA : 2348 sq.ft. (218.2 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 FABULOUS OPPORTUNITY TO PURCHASE A FREEHOLD PROPERTY, CURRENTLY CONFIGURED AS TWO APARTMENTS, LOCATED IN AN ELEVATED POSITION WITH PANORAMIC HARBOUR VIEWS FROM THE MAJORITY OF THE ROOMS. ATTRACTIVE AND SPACIOUS TERRACE WITH WATER VIEWS AND GARAGE. NO CHAIN.



14 Daglands Road, Fowey, PL23 1JL

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 an elevated position with stunning harbour views, this beautiful property offers flexible accommodation over three floors. Currently separated into two separate apartments, with separate access, the whole property has been renovated to provide individually styled and elegant accommodation. Both apartments sit on one freehold title and there is the benefit of a single garage which will fit a small car.

The ground floor property is currently operated as a successful holiday let with the larger, first/second floor apartment used as owners accommodation. Subject to necessary planning permission, the property could be converted back to one individual house if desired.

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The ground floor apartment offers a spacious open plan living area with contemporary styled kitchen, beautiful living space and double door opening to the delightful terrace. There are three bedrooms (two en suite) and a beautifully landscaped front garden providing expansive views over the estuary.

The second, larger apartment, stretches over 2 floors and offers stylish open plan living space with well appointed kitchen/dining room and double doors opening to the balcony with stunning water views. There are 4 bedrooms (one en suite) and all bedrooms have an individual feel. One of the top floor bedrooms has a juliet balcony and both rooms have wonderful views of the harbour and out to sea.

Outside

The majority of the outside space is found at the front of the property and this has been recently upgraded to provide spacious, attractive terraces to make the most of the lovely views, with low maintenance gravel and planted borders for ease of use.

There is a paved courtyard to the rear which provides access to the ground floor apartment, with steps rising to a further door, leading to the top apartment.

EPC Rating - C and C

Council Tax Band - D and Business Rated

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

Local Authority

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

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