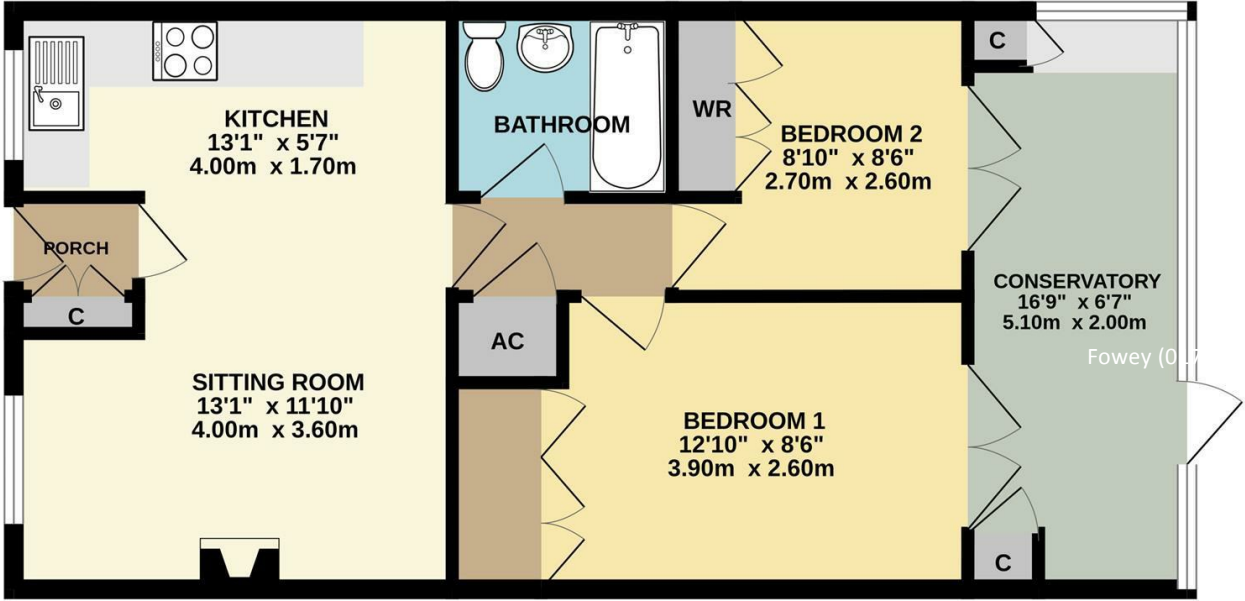




9 BRIARFIELD, RAWLINGS LANE,  
FOWEY, PL23 1DT  
GUIDE PRICE £270,000



GROUND FLOOR  
604 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.2 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 SUPERB TWO BEDROOM BUNGALOW LOCATED ON A PEACEFUL, SOUGHT AFTER DEVELOPMENT CLOSE TO LOCAL AMENITIES AND A SHORT WALK TO TOWN. COMPLETELY REFURBISHED BY THE CURRENT OWNERS TO PROVIDE GORGEOUS AND SPACIOUS LIVING ACCOMMODATION AND BEAUTIFULLY LANDSCAPED GARDENS. DESIGNATED PARKING SPACE.**





## 9 Briarfield, Rawlings Lane, Fowey, PL23 1DT

### 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

A beautifully presented, two bedroom terraced bungalow ideally located in the very popular over 55's development of Briarfield. The currently owner's have extensively refurbished this lovely home to a very high standard - works include an creating open plan living space combining the sitting room and kitchen, adding modern electric heaters and ecosy log burner, landscaping the front and rear gardens that offer separate sitting areas and gorgeous plants and shrubs, and adding useful storage cupboards in a number of rooms. This delightful property now offers practical and delightful accommodation, which would make an excellent home.

The front door opens to an ample sized porch with useful storage cupboards - perfect for coats and shoes. A door opens to the open plan living space combining a well-appointed kitchen with plenty of wall and base cupboards, four ring electric hob, space for an upright fridge freezer and space and plumbing for a washing machine and dishwasher, along with an attractive sitting room with newly installed ecosy ottawa 5 log burner - perfect for those winter evenings! The living space is generous in size with size space for a dining table and chairs and windows offer a lovely outlook across the pretty communal gardens with glimpses of Bodinnick and the neighbouring countryside.

From the sitting room, a door opens to the hallway, with further doors giving access to two bedrooms, the bathroom and there is a practical airing cupboard housing the hot water tank.



Bedroom one is sizeable with built in wardrobes and french doors create access to the conservatory.

Bedroom two is currently used as a snug but has space for a single bed and has useful built in wardrobe. French doors also open out to the conservatory.

The bathroom comprises a bathtub with shower over, wash hand basin and wc.

The conservatory can be accessed via both bedrooms. This room has been recently insulated by the current owners so that it can be enjoyed all year round and now provides useful storage space with two built in cupboards and hidden drawers underneath the attractive wooden window sills. This room is flooded with sunlight (ideal for indoor plants!) and looks out onto the landscaped gardens - the perfect spot to sit and relax.

### The Outside

This lovely property is accessed via a pathway that leads through the communal gardens. There is a front garden which consists of a large flower bed and a path guides you to the front door - there is also space for a bistro table and chairs, allowing you to sit and enjoy the pretty views.

There is a enclosed, private garden to the rear of the property and a gate gives rear access to the designated parking space. The garden has been extensively landscaped and offers generously sized flower beds brimming with wonderful yet low maintenance flowers and plants, a patio area with timber pergola, a further seating area tucked away at the end of the garden and a useful bin/ storage area where you will find the gate to the parking area with a designated space. There is also an ample shed with space for garden cushions and tools.

### Freehold

### Council Tax Band - C

### EPC Rating - E

### 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](mailto:info@maywhetter.co.uk)