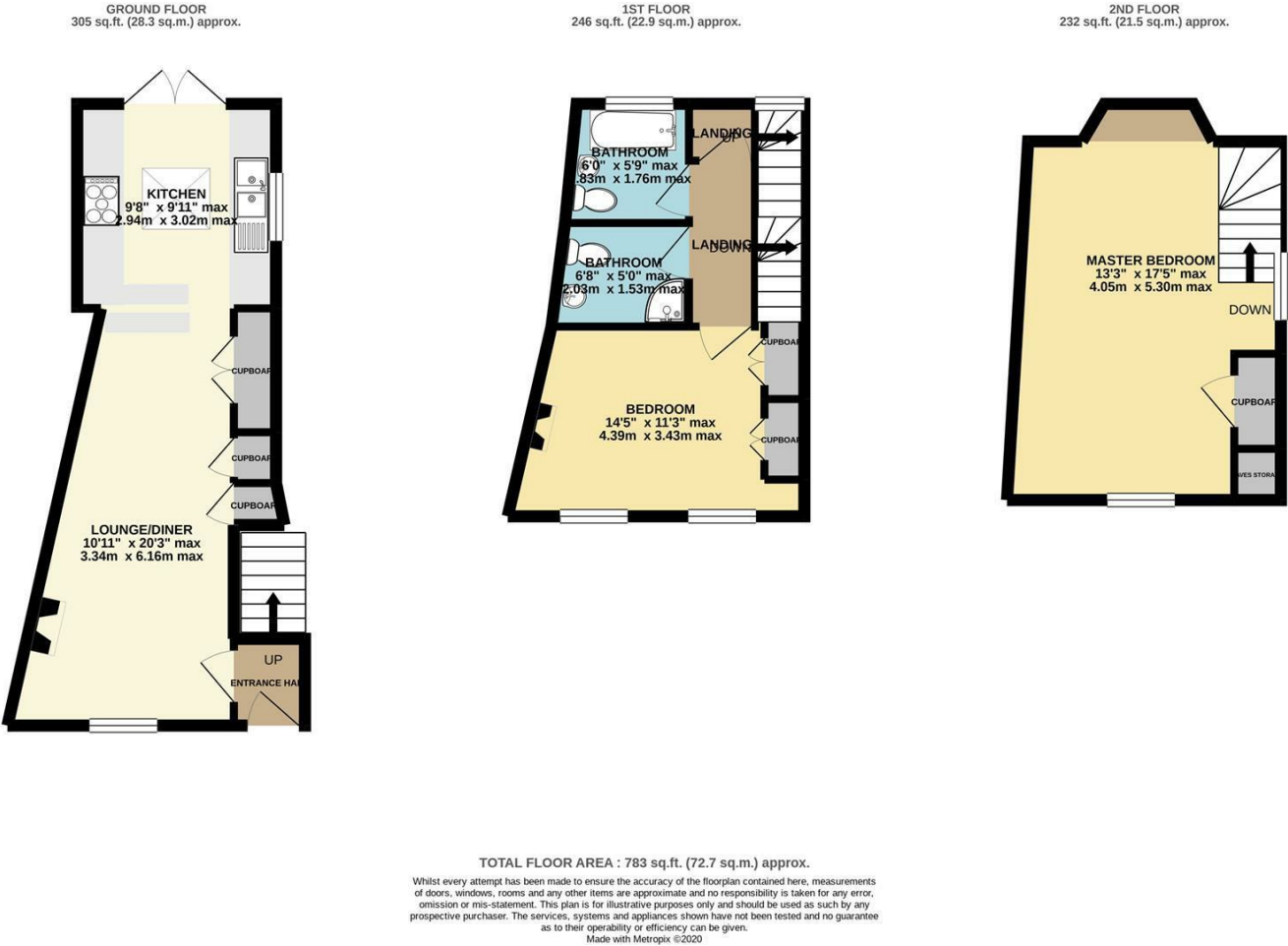




40 LOSTWITHIEL STREET,
FOWEY, PL23 1BE
GUIDE PRICE £475,000



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A BEAUTIFULLY PRESENTED 2 BEDROOM TOWN HOUSE WITH VIEWS TO THE HARBOUR FROM THE TERRACE AND PRINCIPAL BEDROOM. EXTREMELY HIGH QUALITY FIXTURES AND FITTINGS. SHORT WALK TO THE CENTRE OF TOWN. IDEAL AS MAIN HOME OR HOLIDAY HOME.



40 Lostwithiel Street, Fowey, Cornwall, PL23 1BE

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
This lovely property is a charming period house, extensively renovated and improved in recent years. With quality finishes and attention to detail, this house is presented in immaculate order, and would offer a beautiful main home or holiday let.

Located in the heart of this ever popular town, the cottage is a stone's throw from all the amenities and eateries Fowey has to offer.

The accommodation
With approximate sizes shown on the floor plan, the accommodation is laid out over three floors and comprises:
Stunning open plan ground floor living room with:

- Luxury bespoke Landmark kitchen with range gas cooker, large Belfast sink, breakfast bar, bespoke storage cupboards, and integrated appliances
- Dining area,
- Cosy snug area with wood burning stove
- Double french doors to outside patio with pretty views to the water

Stairs lead to the first floor.



- Very pretty Double bedroom feature fireplace and original cupboards
 - Stunning Family bathroom with Fired Earth bath
 - Stylish shower room
 - Second floor Attic bedroom, generous in size, with large bay dormer window and fabulous views of the historic centre of the town and towards the water
- This stylish property offers very high end fixtures and retains much character. With sash windows, beautiful oak stair case, attractive wooden floor on the ground floor, and extremely high quality fixtures and fittings, viewing is highly recommended.

Mains gas central heating

CONTENTS ARE AVAILALBE BY SEPARATE NEGOTIATION

Outside
The property is accessed directly from Lostwithiel Street where there is a small patio area.

To the rear the paved terraced garden, designed by an award winning garden design company, is set over two levels and offers a lovely area to enjoy the view. It is enclosed partly by walling and privacy glass. There is a useful covered storage area to one side of the terrace.

EPC Rating - Awaiting

Business Rates

Freehold

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.

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