



STEPASIDE, 20 NORTH STREET,
FOWEY, PL23 1DD
GUIDE PRICE £1,295,000



TOTAL FLOOR AREA : 1307 sq.ft. (121.4 sq.m.) approx.
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A CHARMING THREE BEDROOM, THREE BATHROOM WATER FRONTING PROPERTY, BRIMMING WITH CHARACTER ON THE WATERFRONT IN FOWEY. SIZEABLE PRETTY PATIO WITH BEAUTIFUL WATER VIEWS AND STEPS TO THE FORESHORE, FRAPE.



Stepaside, 20 North Street, Fowey, PL23 1DD

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 gorgeous three bedroom, three bathroom character cottage nestled in Fowey and proudly perched in a water fronting position. The cottage has beautiful accommodation with a mix of contemporary and traditional design, arranged over three floors and an impressive patio garden with water access and steps down to the foreshore. Stepside still retains many of its original features and is a stones throw from the heart of the town.

Tucked away from the busy town, steps lead down from North Street to the front door which opens to the entrance hall. Doors open to a cloakroom, a shower room with WC and wash basin, bedroom three and an opening leads through to the sitting room.

Bedroom three is a double room with en suite shower room and built in wardrobe. Two dormer windows look out onto the Fowey river.

The sitting room/snug is a good size with a door giving access to steps that lead down to the waters edge or North Street. Stairs rise to the first floor and there is a large bay window with stunning water views and window seating, a lovely place to watch the activities of the harbour or relax with a book.

From the entrance hall, stairs lead down to the lower ground floor and first floor.



On the first floor there are two double bedrooms and a family bathroom.

Bedroom one is a sizeable double with built in wardrobes, window looking out over the Fowey estuary and a spacious en suite shower room, with tiled walls, WC, shower cubicle and wash hand basin.

Bedroom two is also a double with built in wardrobe, deep window with cill and water views.

On the lower ground floor there is a well appointed open plan kitchen/dining room with tiled floor and underfloor heating. This generous size room provides further living space and is an idea entertaining area with space for sofas and dining table. There are two glazed doors opening to the stunning terrace, an ideal spot for sunbathing and BBQs.. There are two windows providing additional light, making this a lovely light and airy space.

The kitchen area has a range of base and wall units and integrated appliances including double over and extractor hood above.

Outside

A lovely terrace/garden is accessed from the kitchen, with a large patio area and multiple seating/eating areas all with incredible views. There are private steps to the water and frape (subject to Harbour Commission approval). A timber side gate provides access to steps lead down from North Street to the foreshore.

Business Rates

Council Tax Band - Business Rates

Freehold

EPC Rating - D

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