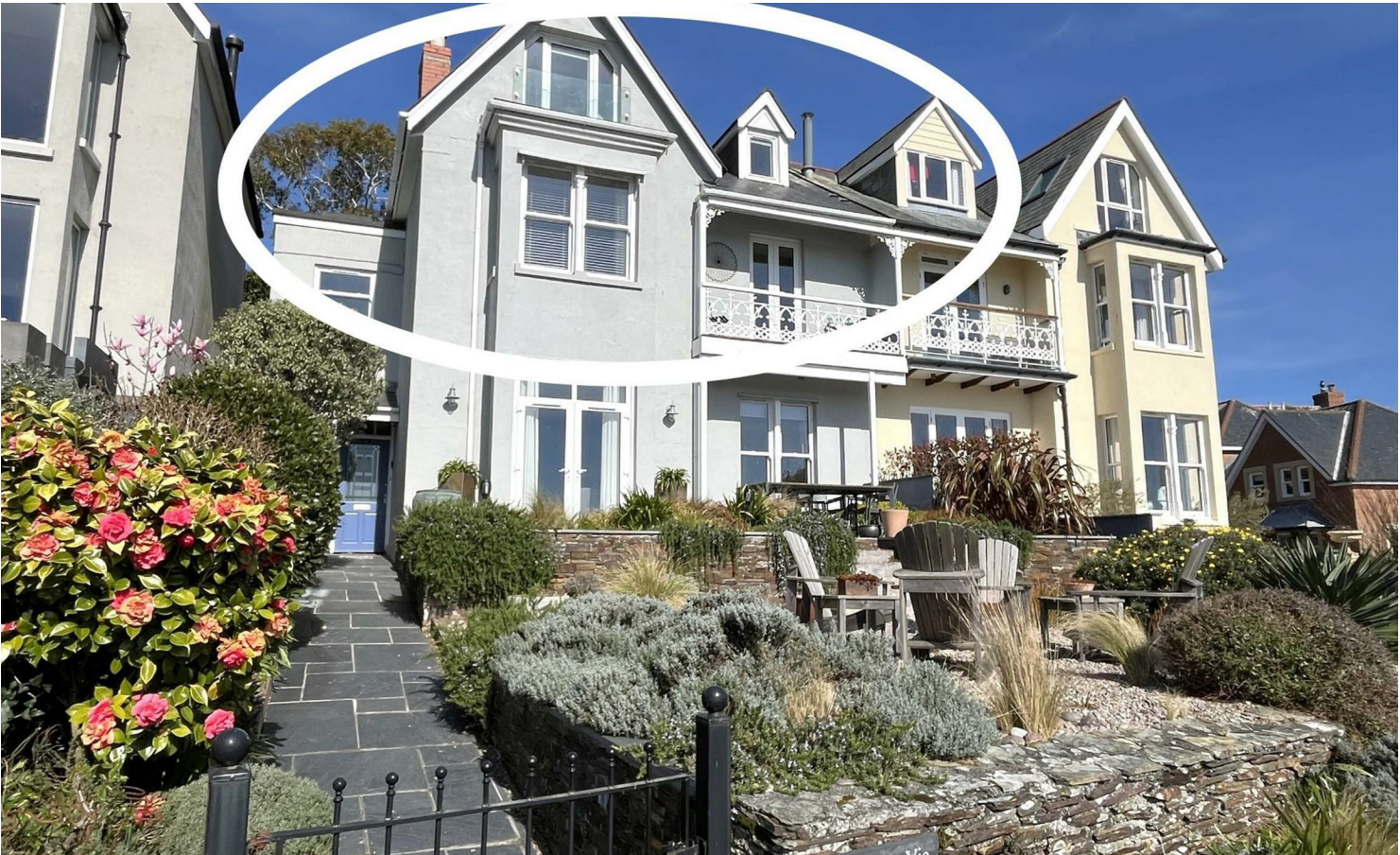
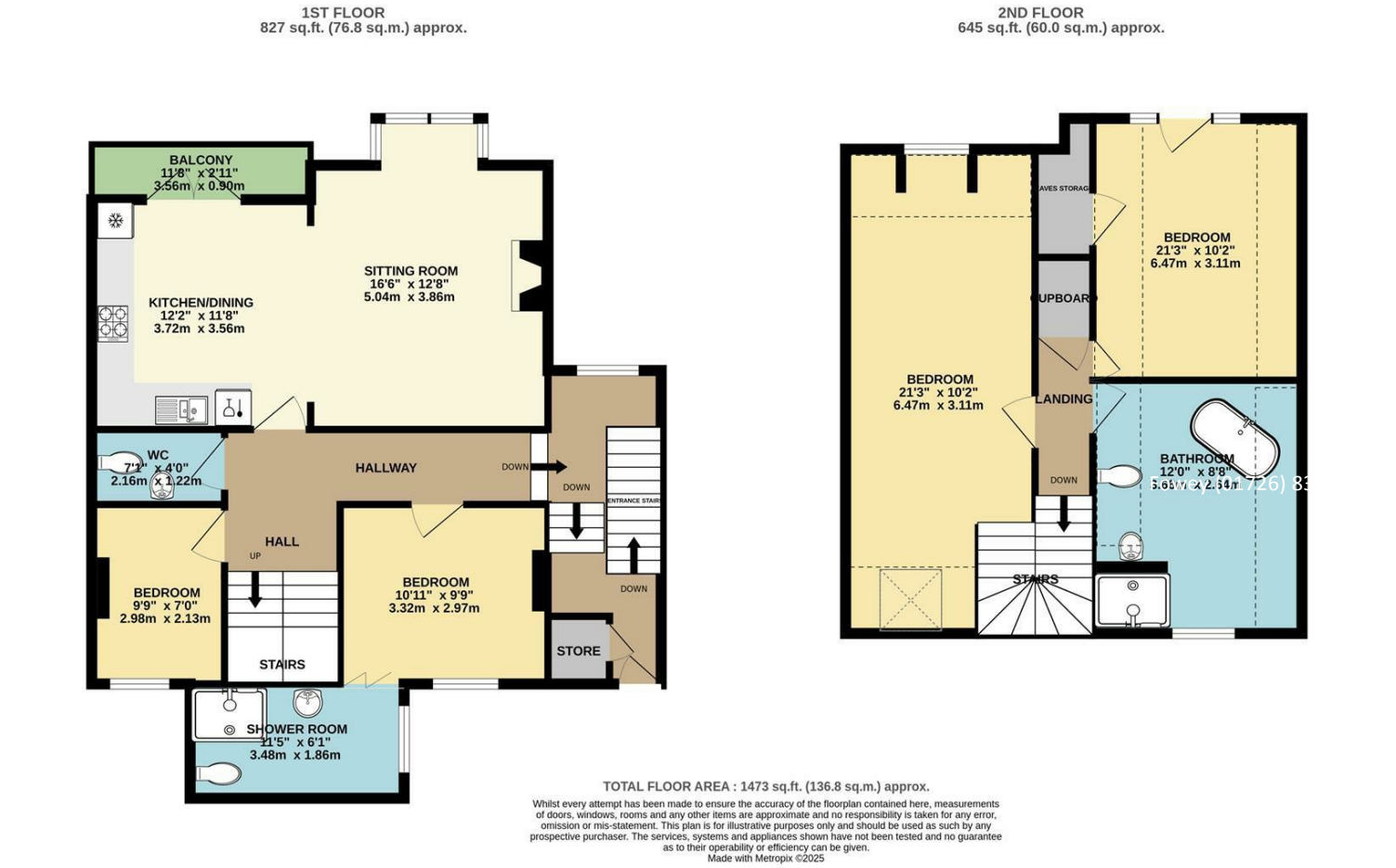




14A DAGLANDS ROAD,  
FOWEY, PL23 1JL  
GUIDE PRICE £695,000



**Important Notice** MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991  
Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.



**A FABULOUS OPPORTUNITY TO PURCHASE A FOUR BEDROOM PROPERTY, LOCATED IN AN ELEVATED POSITION WITH PANORAMIC HARBOUR VIEWS FROM THE MAJORITY OF THE ROOMS. ATTRACTIVE AND WELL PRESENTED, SPACIOUS ACCOMMODATION OVER 2 FLOORS. BALCONY. NO CHAIN.**



14A 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**

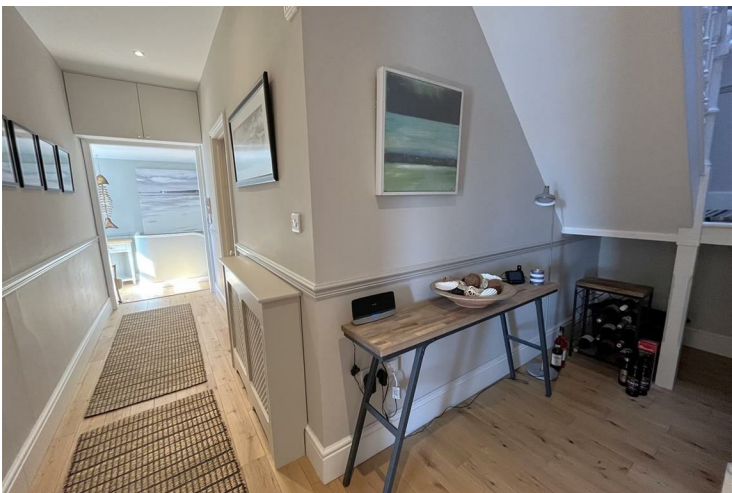
Located in an elevated position with stunning harbour views, this beautiful property offers flexible accommodation over two floors and is within easy reach of the beach and exceptional coastal footpaths.

Originally one house, the property occupies the middle and upper floors of a Victorian villa. A ground floor apartment shares pedestrian access and each property has its own front door.

The front door opens to a stairwell with steps rising to an entrance hall where there is an additional access door to the rear of the property and storage cupboard with space for a washing machine. An attractive wooden floor runs throughout the hallway and living space and stairs lead to the upper floor.

A door opens to a stylish and open plan living space with bay window, feature fireplace, lovely harbour views and well appointed kitchen with a number of integrated appliances and dining room area. Double doors open to the balcony with stunning water views and space for small table and chairs.

[www.maywhetter.co.uk](http://www.maywhetter.co.uk)



There are two bedrooms on the same level as the living space. A double bedroom with window to the rear elevation and stylish en suite shower room. A further single bedroom/study has a window to the rear elevation and there is a cloakroom with WC and wash basin.

Stairs from the hallway lead to the second floor where there are two double bedrooms, both with stunning harbour views and one with a large window and Juliet balcony.

There is a large bathroom with freestanding bath and separate shower cubicle.

**Outside**

The property is accessed from Daglands Road via a pedestrian walkway, shared access with neighbouring properties. A gate opens to the pathway leading to the front doors of 14 and 14a. There is a right of access over this path for 14a.

**EPC Rating - C**

**Council Tax Band - D**

**Agents Note**

Please note the terrace gardens to the front of the property are under the ownership of the ground floor apartment.

A new 999 year lease will commence upon completion. Peppercorn ground rent. Service charge - 60% of total maintenance costs.

Holiday lets through AirBNB will not be permitted as part of the new lease.

**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)

**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

**(01726) 832299**