



camel
H O M E S

Drakenhuis

Rawlings Lane,
Fowey, PL23 1DT



Drakenhuis

Substantial five double bed roomed detached house with integrated double garage and indoor swimming pool, close to the shops and harbour front, in the historic port town of Fowey on the south coast of Cornwall.



Drakenhuis

Rawlings Road, Fowey PL23 1DT



Unusually large five bedroomed detached property with integrated double garage and large games room.



Prominent elevated position, close to the town centre, with superb far-reaching views over the Fowey Estuary.



Substantial and versatile living accommodation, with ongoing refurbishment/redevelopment potential.



Large block paved driveway with off-road parking space for multiple vehicles.





The Property

Camel Homes is delighted to present to the market this substantial five bedroomed detached family home in the picturesque port town of Fowey on the south coast of Cornwall.

Occupying a prominent elevated position, close to the town centre, allowing lovely far-reaching views over the breadth of the Fowey estuary from multiple rooms, the property offers exceptionally generous and versatile family-sized living accommodation including two large reception rooms, spacious kitchen/breakfast room, separate utility, family bathroom, office/fifth bedroom with wraparound balcony, and four ensuite double bedrooms.

In addition to the main living accommodation the property further benefits from a large integrated double garage, potting shed, cellar/pump room and superb L-shaped integrated games room with covered heated swimming pool.

Outside, to the front of the property, there is an attractive block-paved veranda, bordered by well-established raised flower beds and two fish ponds. A block-paved driveway and parking area to the side of the property leads around to the garage and principal parking area at the rear where there is space for multiple vehicles.

Available for the first time since its completion in 2000, and now requiring some aesthetic modernisation, the property also suggests considerable refurbishment/redevelopment potential, with the sheer scale of the accommodation on offer inviting the possibility of refashioning the existing building or converting to multiple dwellings, subject to the appropriate permissions.

About Fowey

Situated at the mouth of the beautiful Fowey River at the edge of the English Channel, Fowey is a picturesque port town located on the south coast of Cornwall in England, surrounded by rolling hills, quaint cottages and stunning beaches.



The town has a rich history and was once an important locus for the export of china clay and the import of coal. Today, it is known for its bustling harbour, narrow winding streets, independent shops, art galleries, cafes and restaurants.

One of the town's most prominent landmarks is St. Catherine's Castle, which dates back to the 16th century and is now a popular tourist attraction. Another popular attraction is the Fowey Aquarium, which showcases the diverse marine life found in the estuary waters.

Fowey is also famous for its vibrant artistic and cultural life, with many celebrated writers and artists, including the novelist Daphne du Maurier, having visited or lived in or near the town at various points. The annual Fowey

Festival of Arts and Literature reflects this heritage and today attracts visitors from all over the world.

Tenure: Freehold

Services: Mains electricity, gas, water and drainage.
Gas-fired central heating.

Council Tax Band: G

EPC: C - 72





VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Camel Estate Agents is the trading name of Shilbury Limited Registered in England and Wales No. 06608721

Registered Office: 9 St Pirans Road, Perranporth, Cornwall TR6 0BH
Directors: Simon Dowling FRICS FNAEA and Tom Dowling



GROUND FLOOR PLAN



FIRST FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

