

No 1
CUSTOM HOUSE HILL
FOWEY

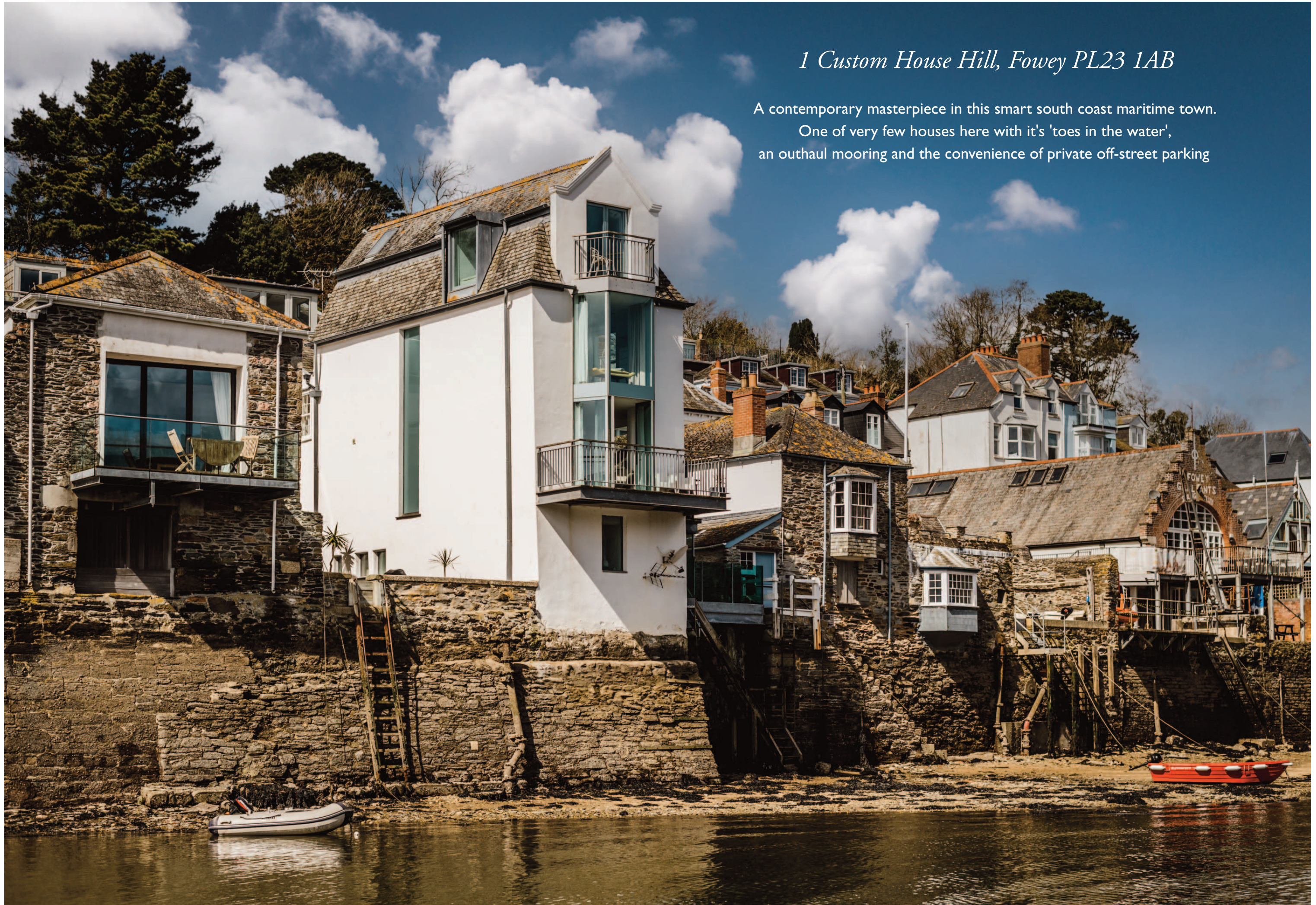
JONATHAN

CUNLIFFE

1 Custom House Hill, Fowey PL23 1AB

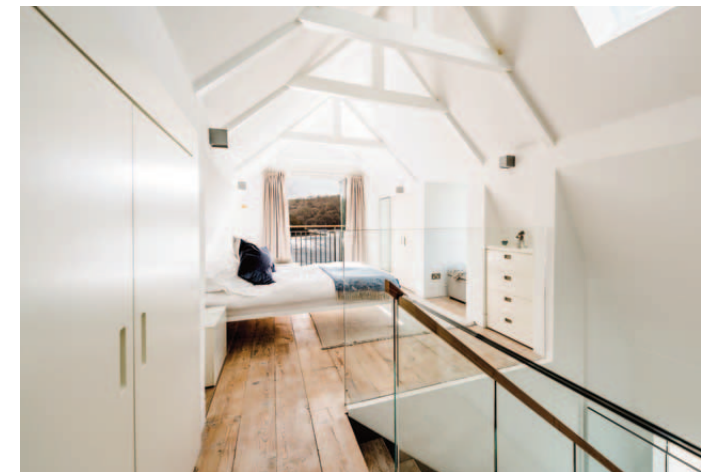
A contemporary masterpiece in this smart south coast maritime town.

One of very few houses here with it's 'toes in the water',
an outhaul mooring and the convenience of private off-street parking



- Fabulous 4 storey townhouse • Contemporary-modern design and architecture
- Breathtaking 180 degree water views • 4 bedrooms all en suite
- Private steps to foreshore/water • Outhaul mooring (on licence)
- Private off-street parking • 1750 sqft • EPC C







SETTING THE SCENE

Protected by a narrow harbour entrance between two castles, Fowey on the south coast of Cornwall remains largely as it has been for years, with narrow streets winding through the town near the water's edge. The Royal Fowey Yacht Club and Fowey Gallants Sailing Club largely bookend the town with plenty of interesting shops, galleries, deli-cafes and restaurants in between.

Steeped in maritime history and a haven for the keen sailor today, the harbour is full of deep water moorings and the estuary provides access to St Austell Bay and the rest of the spectacular south Cornish coastline, including the Fal Estuary and Helford River further west. Much of the wooded banks opposite Fowey are in the ownership of the National Trust, and the exceptional coastal footpath known as The Hall Walk runs between Polruan and Bodinnick. The popular novelist Daphne du Maurier came to Fowey in her early twenties and lived for a time at Readymoney Cove.

Despite this idyllic waterside setting, Fowey is only 3 miles from the main London-Penzance main railway line, with an overnight 'sleeper' service from either Par or Lostwithiel.

THE TOUR

An exquisite townhouse set right on the waterfront in the heart of the town and cleverly redesigned and rebuilt in 2009/2010 by London architects, this spectacular home offers simply stunning water views from the majority of the rooms.

The accommodation is arranged over four floors, with the focal point throughout being a series of large glazed architectural openings that frame the estuary views and draw the eye to the activity in the harbour. With an abundance of natural light, coupled with the natural material warmth and nearby maritime murmurings, the living spaces are imbued with a sense of tranquillity.

On the ground floor, a sitting room opens to a balcony with private steps to the beach. There is also a double bedroom with an ensuite, along with neatly concealed utility spaces and a cloakroom. The first floor focuses on entertaining, with both the kitchen and dining room opening to terraces that overhang the river and offer the idyllic spot for alfresco dining. The second floor has two generous ensuite bedrooms and the final floor is

home to the elegant master suite with vaulted ceiling, private balcony, exposed roof beams and, like all the rooms, holds unrivalled harbour views.

STEP OUTSIDE

The property is approached directly from Fore Street, over a granite cobbled driveway where there is the rarity of private off-street parking. There are a series of different terraces and balconies from where you can watch the workings of the harbour whilst enjoying outdoor living and alfresco dining and, rarer still, there are private steps to the foreshore along and the property comes with its own outhaul mooring, on an annual licence from Fowey Harbour commissioners.

SERVICES

Mains water and electricity, private drainage and gas central heating.

DISTANCES (All distances approximate)

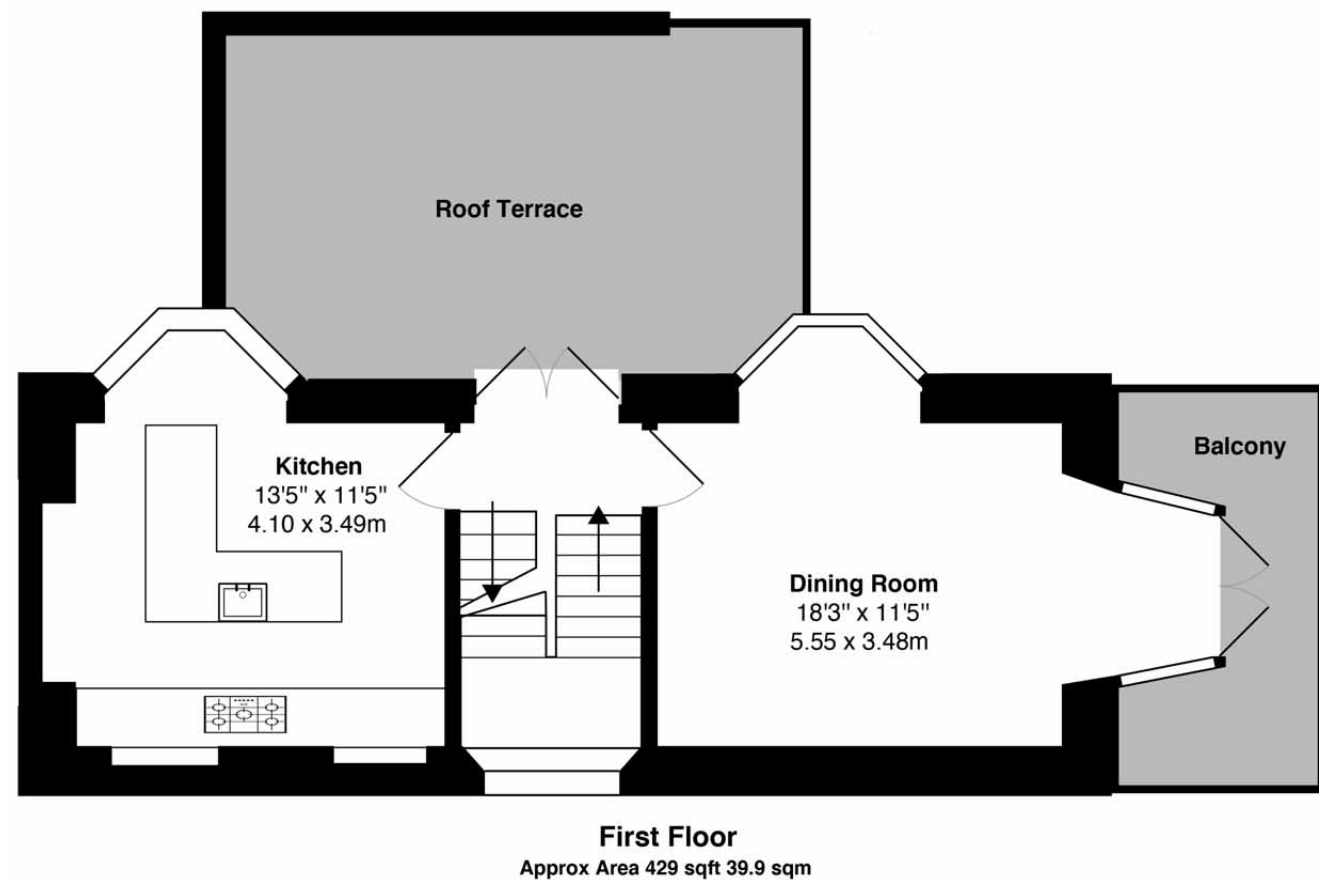
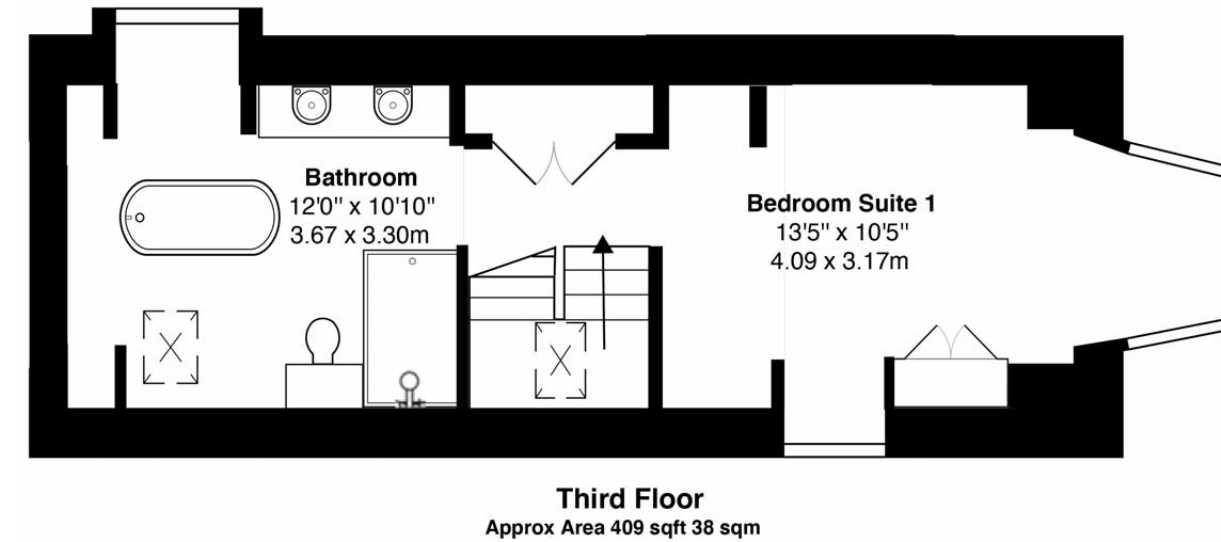
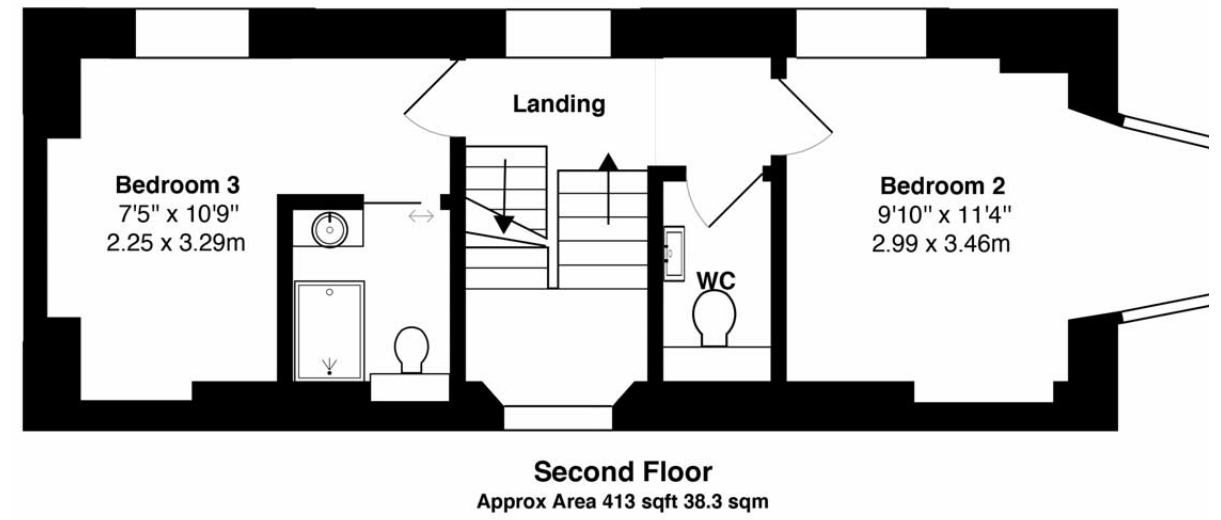
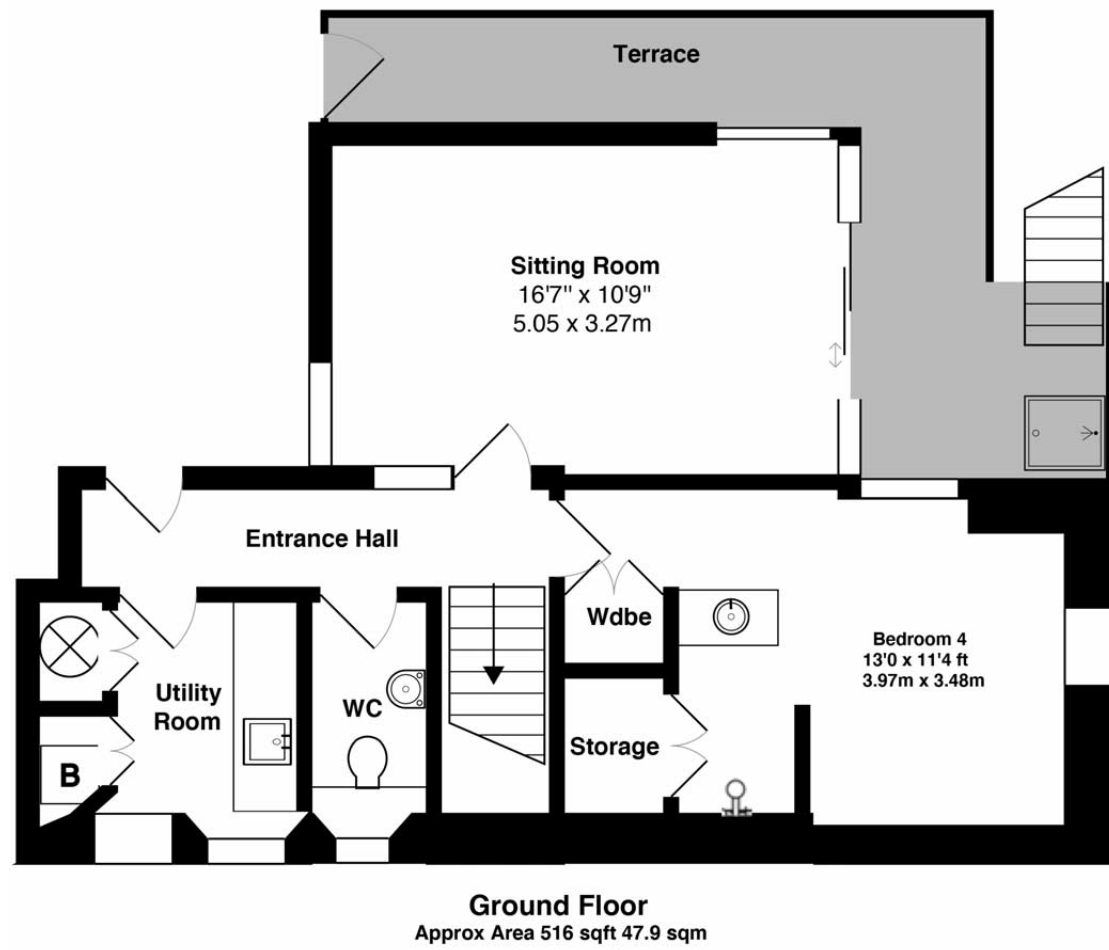
Par (mainline station) 3.5 miles,
Newquay Airport 23 miles, Truro 23 miles,
Exeter 74 miles

WHAT3WORDS LOCATION

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COUNCIL TAX BAND

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1 CUSTOMS HOUSE HILL FOWEY PL23 1AB
TOTAL APPROX. FLOOR AREA 1766 sqft (164 sqm)
(excluding terrace, roof terrace & balcony)

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ANTI-MONEY LAUNDERING REGULATIONS

It is a legal requirement that we receive verified identification from all buyers before a sale can be formally instructed. Your cooperation on this matter is much appreciated to ensure there is no unnecessary delay in concluding a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FUNDING

Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale.

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