

READYMONEY
FOWEY

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CUNLIFFE

An aerial photograph of a coastal village built on a steep, forested hillside. The houses are white with dark roofs. In the center, a white house is circled with a white line. The village overlooks a sandy beach and the sea. The sky is blue with scattered white clouds.

Readymoney, St Catherines Cove, Fowey PL23 1JH

Once the home of the novelist Dame Daphne Du Maurier, a sublime beachfront house in St.Catherine's Cove with sea views and extensive sub-tropical gardens including a hard tennis court.

- 4 bedrooms (3 en suite) • Bespoke fitted kitchen with AGA
- Sitting room and dining room • Wet room and boat store
- Garden office and summer house • Adjoining garage • Hard tennis court
- 1.42 acres of sub-tropical gardens • 2945 sqft • EPC - D









SETTING THE SCENE

The pretty and unspoilt St.Catherine's Cove with it's sandy beach and protected swimming waters sits tucked into the north side of Fowey harbour entrance.

Protected by the narrow harbour entrance between two castles, the pretty harbour town of Fowey on the south coast of England 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 bookend the town with plenty of interesting shops, boutiques, cafes and restaurants.

A haven for the keen sailor, 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 and Helford Estuaries 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 beautiful 150 yr old wood immediately to the south of the property, Covington Woods, is also part of the South West Coastal Path and The Saints Way.

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.

HISTORY

Readymoney is believed to have been originally built as a coach house and stables for the nearby waterfront Italianate mansion, Point Neptune in the late 19th century.

During the Second World War, the novelist Dame Daphne du Maurier and her children spent a year renting the house before eventually outgrowing it and moving to Menabilly.

THE TOUR

Readymoney sits just a stone's throw from the top of the beach, behind beautifully planted gardens, which extend behind the house up into a private sub-tropical valley behind.

The gorgeous interior is well planned and arranged around a spacious hall and dining room set in the centre of the house, with a bedroom wing on one side, and a

sitting room, utility and bathroom on the other. A beautiful, bespoke fitted kitchen-breakfast room with electric AGA and integrated appliances lies across the rear of the house and opens out to a large slate sun terrace with loggia.

The main bedroom suite sits on the first floor accessed by a private staircase and has a luxurious private bathroom with a slipper bath.

Quite rare for a house so close to the beach with sea views, the gardens and grounds at Readymoney are extensive, affording immense privacy and also protection from the prevailing south westerly winds. Behind the loggia is a level lawn area with a superb hard tennis court beyond while a network of pathways lead around the mature, sub-tropical gardens, which extend up the side of the valley, with various seating areas and wonderful views back down towards the harbour entrance. Three magnificent pine trees dominate the rear garden, but there is an array of specimen plants and shrubs around the gardens.

Aside from being beautifully presented throughout, the house is fantastically equipped to work on a practical level and the various attractive garden buildings include a wet room, boat store, summer house and office.

SERVICES

Mains water, electricity, drainage and gas. A mix of underfloor and radiator heating from gas-fired boiler. Electric AGA.

DISTANCES

 (All distances approximate)

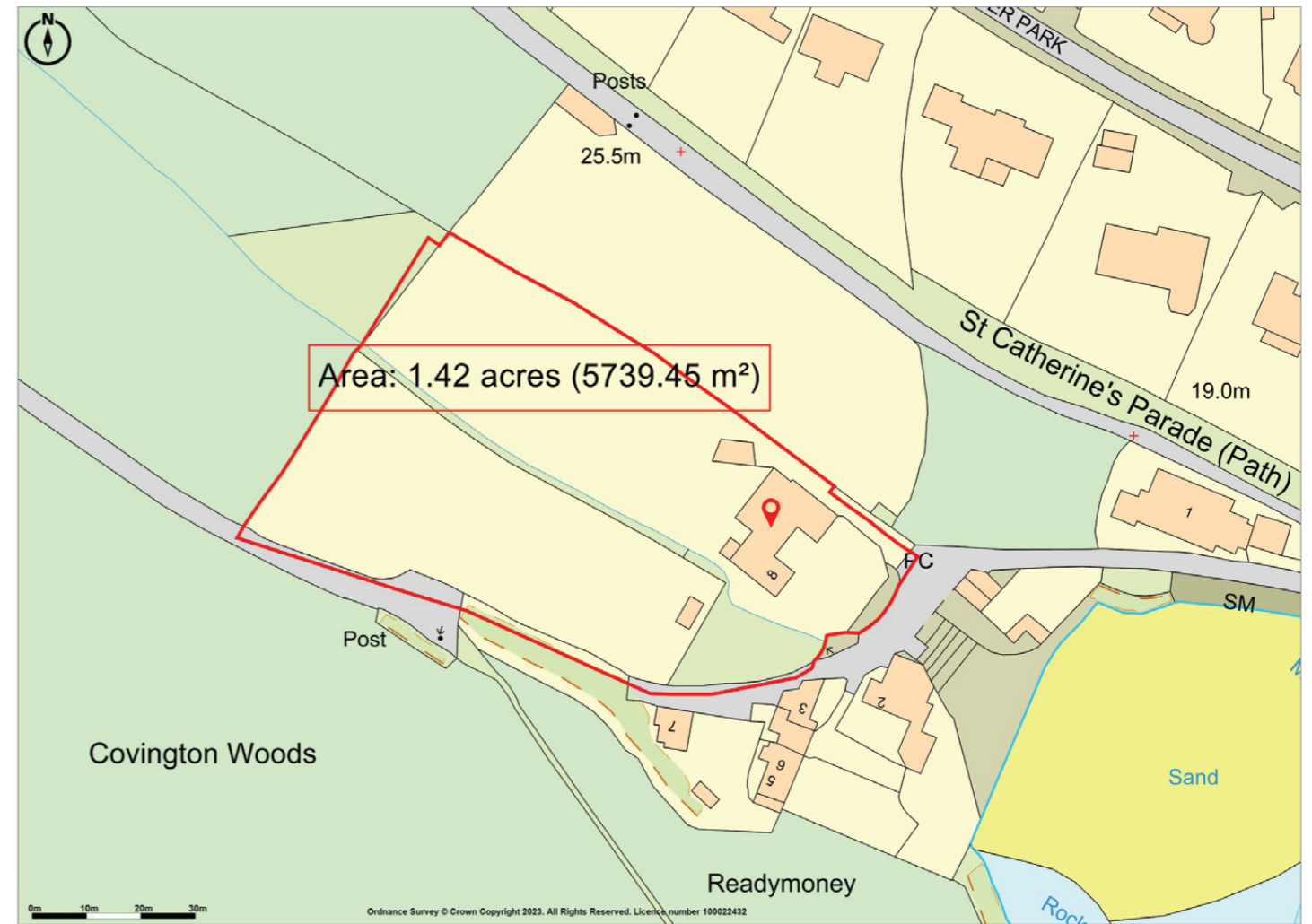
Readymoney Cove 20 yards, Royal Fowey Yacht Club 900 yards, Fowey Gallants Sailing Club 1 mile, Bodmin (A30) 12 miles, Truro 24 miles, Par Station (London to Paddington main line) 5 miles

WHAT3WORDS LOCATION

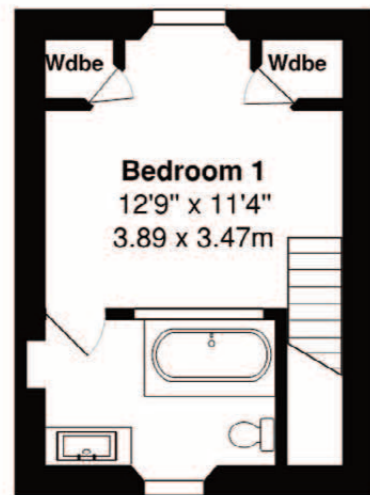
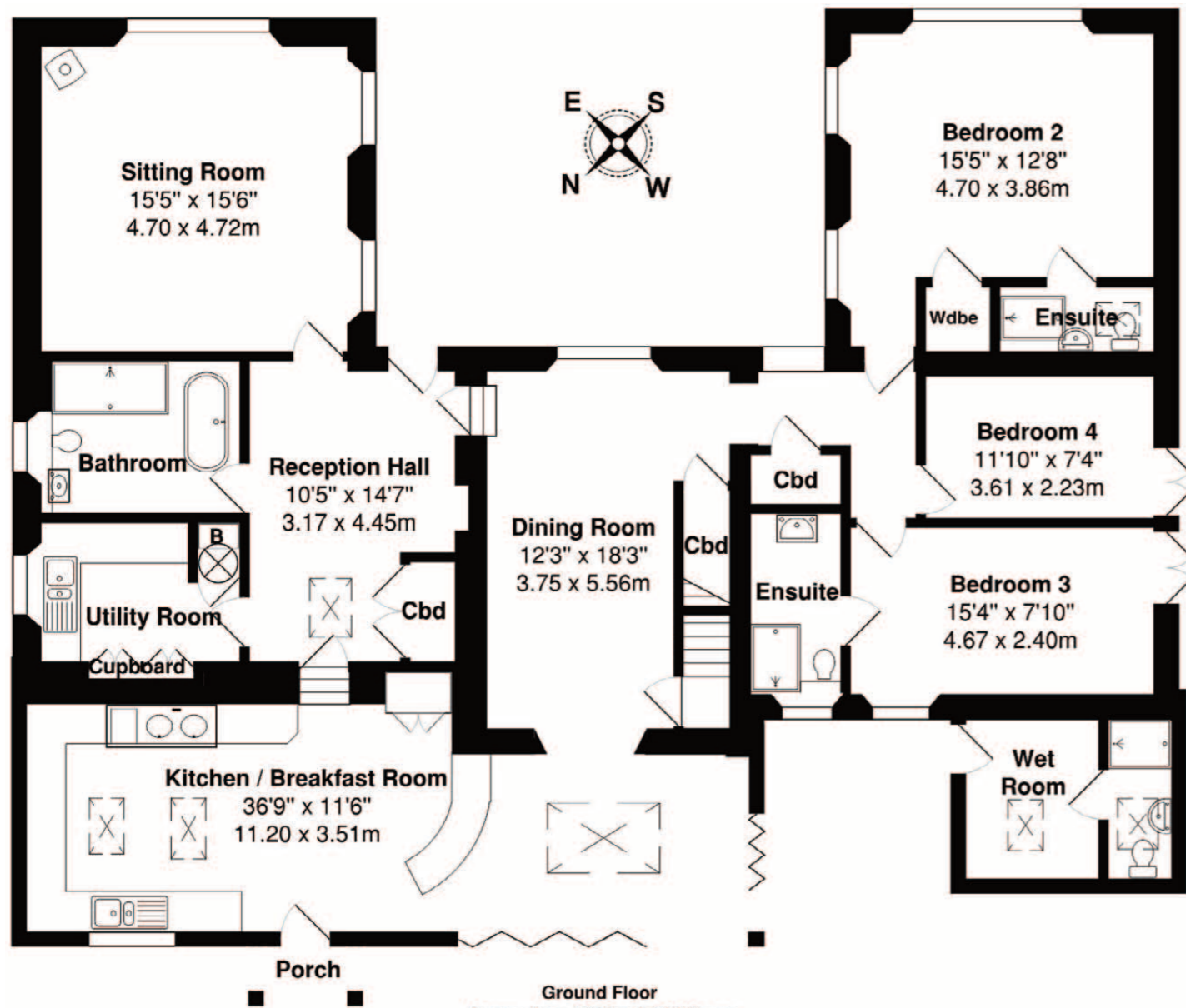
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COUNCIL TAX BAND

G

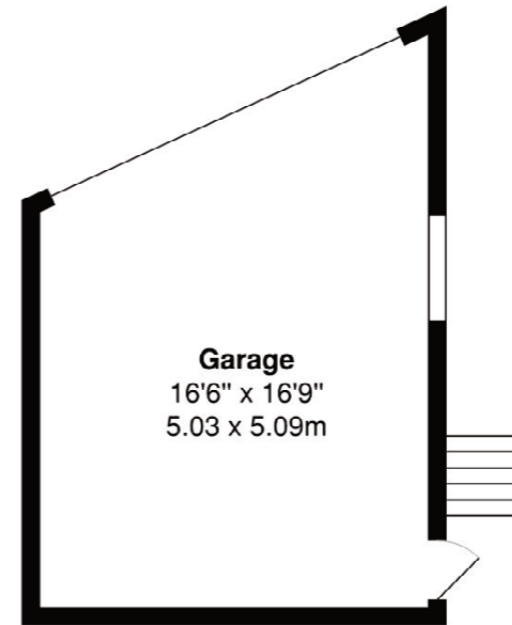


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	77 C
39-54	E		
21-38	F		
1-20	G		



8 READYMONEY ROAD St CATHERINES COVE FOWEY PL23 1JH
TOTAL APPROX. FLOOR AREA 2945 sqft (273.6 sqm)
 (excluding porch, wood store & decking area)

All measurements are approximate and for display purposes only



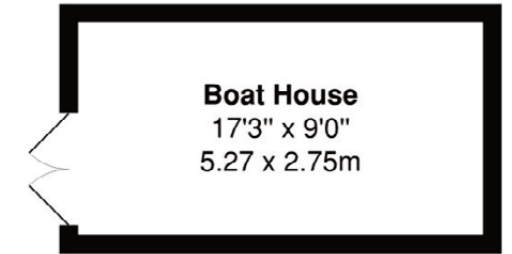
Garage
Approx Area 339 sqft 31.5 sqm



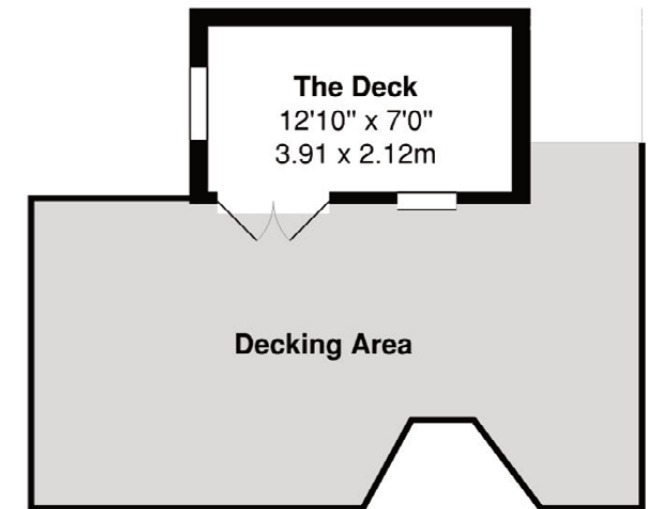
Garden Store
Approx Area 85 sqft 7.9 sqm



Garden Office
Approx Area 90 sqft 8.3 sqm



Boat House
Approx Area 156 sqft 14.5 sqm



The Deck
Approx Area 89 sqft 8.3 sqm

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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