

KINGFISHER HOUSE



Golant, Fowey, PL23 1LP
Guide Price: £1,195,000



5 Trafalgar Square, Fowey,
PL23 1AZ
01726 217 888


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

KINGFISHER HOUSE



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Tucked away in a serene corner of the landscape, Kingfisher House offers an unparalleled living experience - one that combines luxury, privacy, and breathtaking natural beauty. With panoramic views over a protected marine reserve, the vistas here are nothing short of spectacular. And the best part? These views will remain unobstructed for as long as you own this exceptional property.

Imagine stepping outside your door and being just a stone's throw away from the water. Kingfisher offers the rare combination of waterside living with a level of tranquility and security you simply won't find in Fowey's bustling town centre. Here, you'll enjoy the peace of a private, high-end community, where you and your guests can park with ease in ample spaces, all within a safe and secluded environment.

Spanning two floors, this three-bedroom home has been crafted to offer a perfect blend of elegance and functionality. The open-plan living area on the first floor is designed for both comfort and style, offering an expansive, light-filled space ideal for relaxing or entertaining. Every inch of this property has been meticulously planned to ensure ease of living—from the high-spec finishes to the smart-home features, which allow you to control the property's electrics from anywhere in the world, right from your phone.

When it comes to rest, the Kingfisher property offers three spacious double bedrooms. The master suite is a true retreat, complete with its own en-suite bathroom, allowing for ultimate privacy and comfort. Each of the bathrooms is finished with beautiful Lusso Stone sanitaryware, high-end crosswater taps and details that elevate the overall experience.

On the ground floor, a cleverly concealed utility space sits discreetly behind bifolding doors in the main hallway—perfectly blending practicality with design. This hidden gem houses space for laundry appliances and additional storage, making daily living effortless without compromising on the clean, contemporary aesthetic of the home.

Kingfisher isn't just a property - it's an opportunity to embrace a unique lifestyle, set against a backdrop of uninterrupted views and an ever-present sense of peace. This is more than just a place to live; it's a place to thrive, offering the perfect balance of nature, security, and modern luxury.



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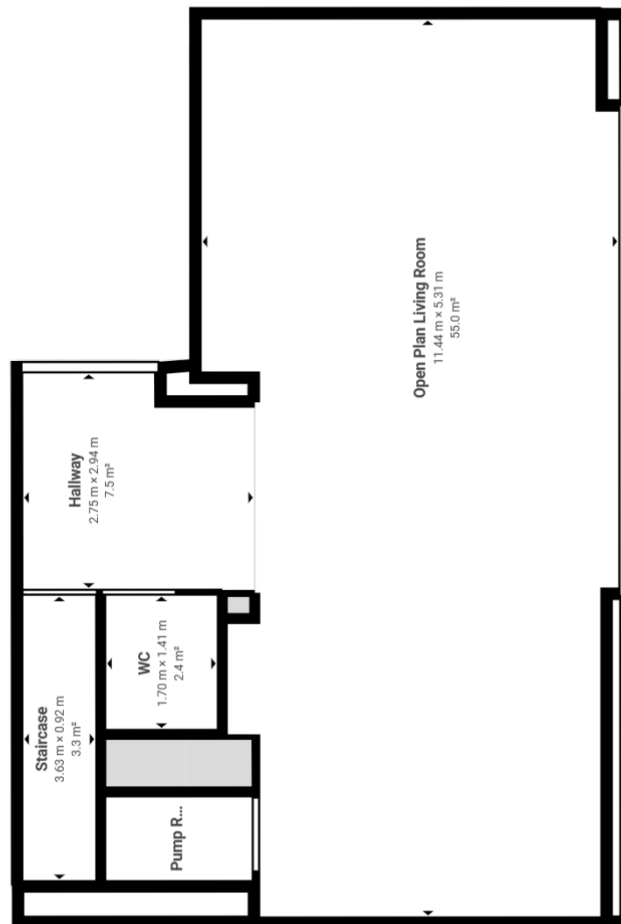
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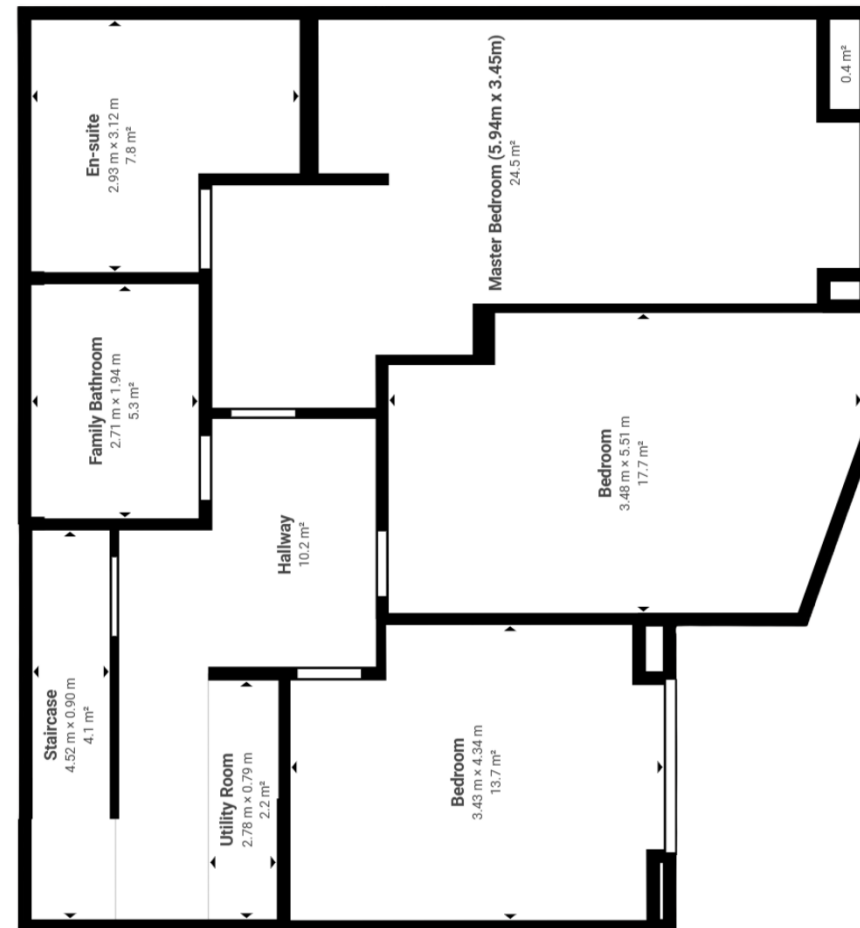
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THE PROPERTY SHOP



FLOOR 1



BASEMENT

KINGFISHER HOUSE

Open Planned 36' Living Area with Contura Log Burner and large Balcony with uninterrupted panoramic water views.

Three bedrooms – master with en-suite.

Luxury bathrooms with Lusso Stone freestanding bath, wet room shower areas with Cross water taps and shower fittings all finished with Mandarin stone tiles.

Bespoke navy kitchen with a feature island, Neff appliances and contrasting white quartz worktops.

Balcony with frameless glass balustrade, private terrace and outdoor shower.

Ted Todd engineered oak flooring for bedrooms and other hallways.

The exterior showcases an elegant combination of Siberian larch cladding, lime-covered brick and limestone tiles, creating a stunning contemporary yet also low maintenance aesthetic. Ultra-fast fibre broadband direct to the home (minimum speed 300+mpbs). Perfect for working from home.

Two parking spaces and electric charging point.

A wet underfloor heating system throughout is powered by an air-source heat pump, and a state-of-the-art MVHR (mechanical ventilation heat recovery) system ensures comfort and further energy efficiency.

The lighting design, created by the award-winning Lighting by Plum, is controlled via a Loxone smart home automation system, allowing for effortless ambience control.

Impressive supersize pivot entrance door with electronic PIN code locks.

Pre-Wired for automated blinds.

LOCAL AUTHORITY: Cornwall Council

COUNCIL BAND: E

TENURE: Freehold

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What3words: /// ///inspected.spun.kickers

Services:

Heating – Air Source Heat Pump

Electric - Mains

Water - Mains

Drainage - Mains

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LOCAL AMENITIES:

Local pub – Fishermans Rest.

Fowey town approx. 2 miles distance.

Lostwithiel town approx. 2 miles offering direct links with London and beyond.

Waterside access with a Paddleboarding, and Kayaking centre offering qualified coaching and trips.

Direct access to Saints Way walking route.

Bar Silo close at hand with live music and local seasonal food.

TRANSPORT LINKS:

Mainline train stations close at hand in Par and Lostwithiel.

Riverside moorings available.

A30 approximately 7 miles distance allowing easy access through Cornwall and beyond.

EPC BAND: B



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