

CORMORANT HOUSE



4



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4

Golant, Fowey, PL23 1LP
Price: £1,495,000



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


THE PROPERTY SHOP

9 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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Tucked away in a serene corner of the landscape, Cormorant 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. The Cormorant offers the rare combination of waterside living with a level of tranquillity 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 four floors, this four-bedroom home has been crafted to offer a perfect blend of elegance and functionality. The open-plan living 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 Cormorant offers four spacious double bedrooms. The master suite is a true retreat occupying the entire top floor, complete with its own en-suite bathroom and walk in wardrobe allowing for ultimate privacy and comfort. Each of the bathrooms is finished with beautiful Lusso Stone sanitaryware, high-end Crosswater taps and Mandarin stone tiles that elevate the overall experience.

The ground floor is a hidden gem with cinema room, gym, shower room and a utility room.



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FLOOR 1



FLOOR 3



FLOOR 2



FLOOR 4



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KEY FEATURES:

Four bedrooms, four bathrooms all set across four floors. Principle Suite occupying entire top floor with outstanding views.

Balcony with frameless glass balustrade, private terrace and outdoor shower prewired for hot tub if required.

Premium handleless modern kitchen with white Silestone quartz worktops and Bosch and Neff kitchen appliances.

Double sided log burner to create ambience for dining and lounge area.

Ted Todd engineered oak flooring for bedrooms and other hallways.

Bespoke designed oak and steel staircase, with glass balustrade, illuminated by roof light above.

Handmade lime washed brick finish.

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

Cinema room, gym with shower room and utility room to ground floor.

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.

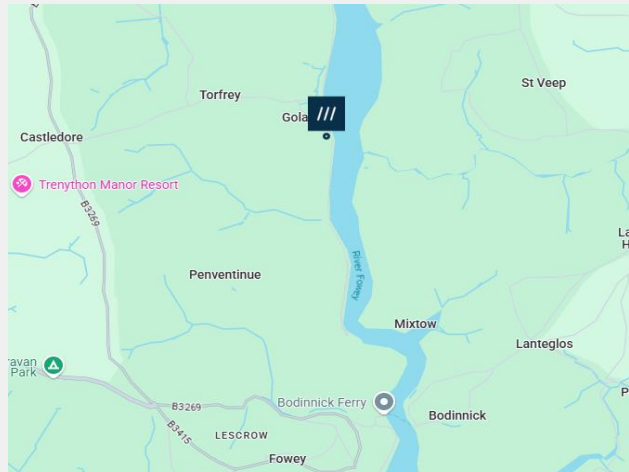
Pre-Wired for automated blinds.

Remainder of 10-year Property Guarantee.

LOCAL AUTHORITY: Cornwall Council

TENURE: Freehold

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What3Words:///unsightly.averages.palaces



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.


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