

HARBOUR'S EDGE

FORE STREET, FOWEY, CORNWALL





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An outstanding, historic waterfront hideaway in the heart of Fowey yet completely out of sight, beside a delightful harbourside courtyard with ladder to beach, frape mooring (subject to application), integral boathouse and foreshore. Offering superbly appointed, light, bright accommodation with high ceilings, cantilevered balcony over the water and outstanding 180° panoramic views over Fowey harbour, National Trust woodland, Pont Pill and downstream to Polruan.

SUMMARY OF ACCOMMODATION

Ground Floor Kitchen/dining room, wet room, cloakroom/wc, integral boathouse.

First Floor Sitting room with balcony, principal bedroom, 2 guest bedrooms, shower room/wc.

Outside Harbourside courtyard, ladder down to the beach, frape mooring (subject to Harbour Masters approval) and foreshore.

Viewing strictly by appointment through the vendor's
Sole Agent:

Lillicrap Chilcott
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Fowey and surrounding countryside

LOCATION

Harbour's Edge enjoys a fabulous waterside setting with direct frontage to Fowey harbour. The house is very privately situated in the very heart of this sought after south Cornish seaport town, with a very discreet and intriguing approach from the end of Fore Street – so close to Fowey's colourful, vibrant main street with its bistros, restaurants and galleries yet completely hidden from traffic and passersby.

The outlook across Fowey harbour is magnificent – the 180° views taking in all of the moored sailing craft, constant colourful maritime activity and extending across the harbour to National Trust woodland and countryside beside Pont Pill and downstream to Polruan.

Fowey is one of Cornwall's most historic and unspoilt ports which grew first as a fisherman's village and developed into a naval seaport in the 14th Century as well as a busy base for pirates. It is renowned for its safe deep water anchorage and excellent sailing.

The natural harbour, at the mouth of the Fowey River, is a charming and picturesque inlet between imposing headlands, extending about six miles inland to Lostwithiel, with a good depth of water for the first mile or so. Fowey has all the activity of a busy working harbour with ships from many nations entering and leaving. A car/passenger ferry service links Fowey with Bodinnick and runs constantly during daylight hours.

The town is an intricate maze of steep, narrow streets formed by slate roofed granite houses and shops. It has survived the past century almost unscathed by development and has associations with Daphne Du Maurier and Sir Arthur Quiller-Couch (Fowey is 'Troy Town' in his novels).

In August, the harbour is the scene of the Royal Regatta – one of the country's finest. Amenities include a profusion of seafood restaurants, pubs, antique shops, galleries, hospital, primary and secondary schools.

The world famous Eden Project and Lost Gardens of Heligan are both close. St Catherine's Castle (an English Heritage property), one of Henry VIII's coastal fortifications, stands to the south of the town and Restormel Castle (also English Heritage) is upstream.



DESCRIPTION

Harbour's Edge is an historic harbourfront house of 18th Century origin and until the 1970s was part of the neighbouring Grade II Listed former Waterloo House, an important large building fronting Fore Street and used as a Seamen's Mission from around 1920 until circa 1970. It is likely that the entire ground floor of Harbour's Edge was once a boathouse with a first floor function room above which is thought to have included a small stage.

Since then, Harbour's Edge has existed as a totally separate residence and in view of its unique setting and facilities, is likely to be of immense appeal to those who enjoy sailing or simply yearn for an outstanding vantage point from which to relax and take in all the year round maritime activity quite literally on the doorstep.

The house is of particularly distinctive and attractive elevations, partly in stonework, part pink washed stucco with extremely tall, elegant small paned windows to most of the first floor, and slate hanging beneath the bedroom bay.

Inside, the gas centrally heated accommodation is a delightful blend of characterful, traditional rooms and the contemporary with 9' high ceilings throughout most of the first floor, large windows and white painted walls. The first floor sitting room is an exceptional, stunning dual aspect room with 10' wide virtually full height bifold doors to the harbourside elevation with awesome views and access out onto a large cantilevered balcony literally above the water. There are three bedrooms – the principal bedroom with full height bay window and window seating taking advantage of the water views, the two further bedrooms with oblique harbour glimpses. The family shower room is fitted in contemporary style with white sanitaryware.

On the ground floor below, the entrance vestibule opens into a particularly large kitchen and dining room with fitted kitchen with grey fronted units, complementary worksurfaces and limestone tiled flooring. A doorway opens through into an inner hallway with a wet room to one side and cloakroom/wc to the other. Beyond this on the water side, is the integral boathouse with wide timber access doors directly above the water. Within this is housed the central heating boiler and there is doorway access to one side to the sun terrace. To the outside is a harbourside courtyard, with fantastic waterside outlook, a frape mooring (subject to application) and a ladder to the foreshore.

Harbour's Edge is an opportunity to be seized; waterfronting homes of this calibre and distinction are very rarely available.



THE ACCOMMODATION COMPRISES (all floor plans and dimensions are approximate)

Gated entrance and doorway opening through to courtyard gardens with tantalising glimpses over the water.
Entrance door into:-

ENTRANCE VESTIBULE Glazed doorway into:-

KITCHEN / DINING ROOM – 17'9" x 15'4" A fitted kitchen with grey fronted units, worksurfaces, inset 1½ bowl sink unit, splashbacks, inset ceiling spotlights, radiator, limestone tiled floor, exposed stonework, part timber panelled, open tread staircase with glazed balustrade, doorway with stairs opening down to:-

BOATHOUSE – 17'9" x 15'9" Storage cupboards. Doorway out to side patio, Baxi central heating boiler, plumbing for washing machine, double timber doors out to the water.

WET ROOM With tiled walls and floor, shower, wall mounted wash hand basin, fitted mirror, ceiling spotlights.

CLOAKROOM / WC Comprising low level wc, wall mounted wash hand basin, heated towel rail, ceiling spotlights.

From the kitchen/dining room, a staircase leads up to:-

FIRST FLOOR

SPLIT-LEVEL LANDING. Fitted cupboards, access to loft space.

SITTING ROOM – 17'9" x 12'7" An exceptional dual aspect room with window to the side and doorway with steps leading down to the garden. Full height bifold doors to the front taking maximum advantage of the exceptional water views and opening out onto the timber broad balcony with glass balustrade and handrail. Radiator.



PRINCIPAL BEDROOM – 13'9" into bay x 10'
With generous ceiling heights, large bay window with outlook over the gardens and water, radiator.

BEDROOM 2 – 10'3" x 7'2" Window to the side overlooking the garden, radiator.

BEDROOM 3 – 9'7" x 7'8" Window overlooking the garden, fitted cupboard, radiator.

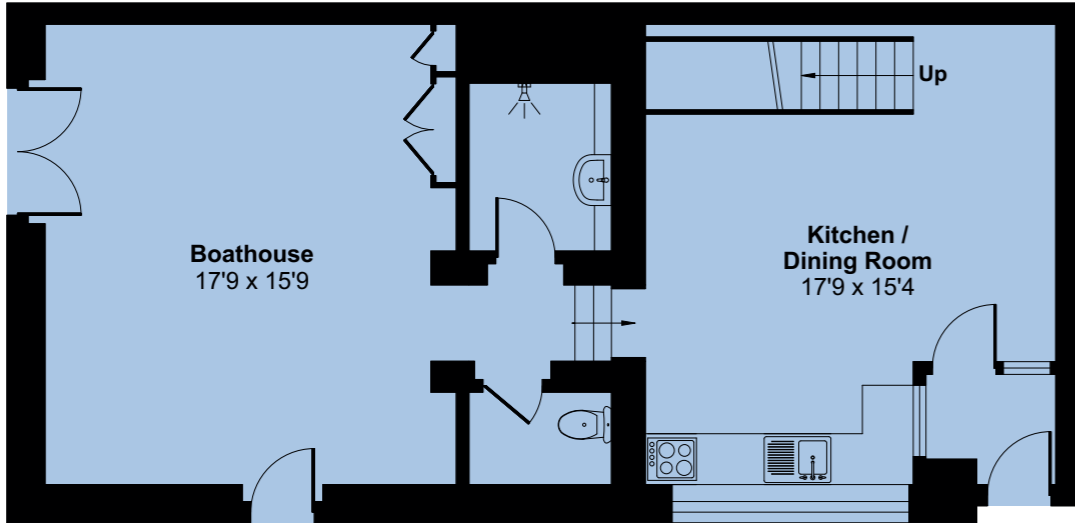
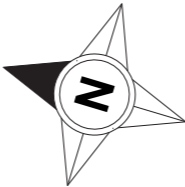
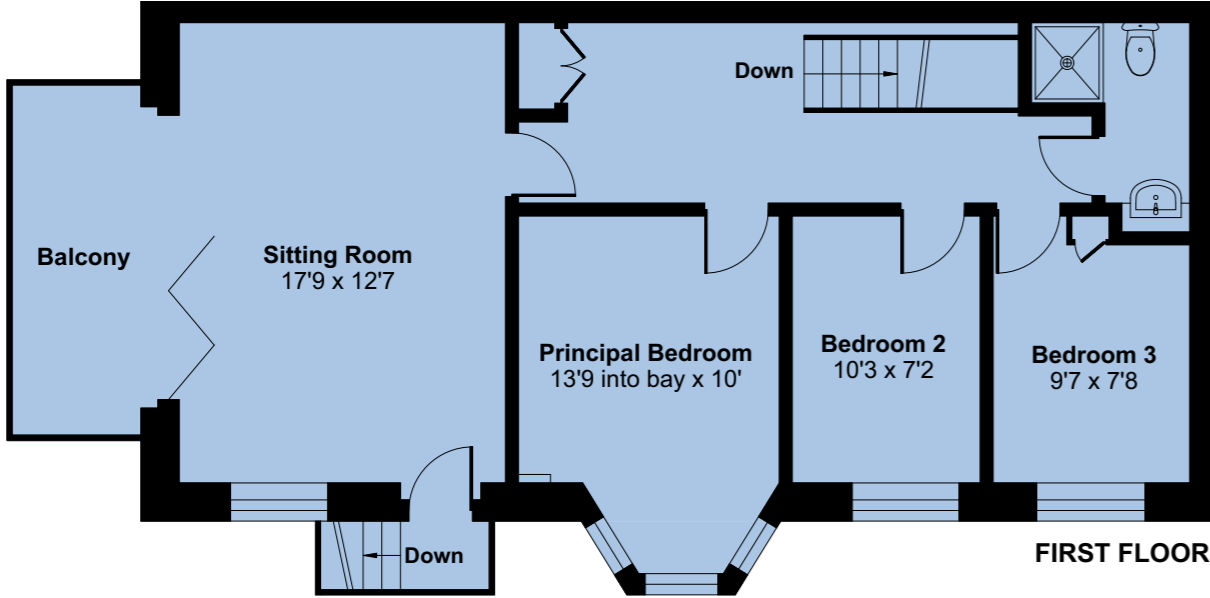
FAMILY SHOWER ROOM / WC Fitted shower cubicle, low level wc, wash hand basin in vanity unit, heated towel rail, inset spotlights.

OUTSIDE

There is a paved garden accessed from the front door from steps down from the living room and via the boat store. This provides an exceptional position from which to enjoy the outlook over the water and with ladder down to the foreshore and trape mooring.

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Approximate Area = 1404 sq ft / 130.4 sq m
For identification only - Not to scale



GROUND FLOOR



GENERAL INFORMATION

VIEWING Strictly by prior appointment through:
Lillicrap Chilcott, Landrian House,
59-60 Lemon Street, Truro, Cornwall, TR1 2PE.
Telephone: (01872) 273473.
E-mail: sales@lillicrapchilcott.com.

POST CODE PL23 1AQ.

SERVICES Mains water, drainage, electricity and gas.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND CONNECTION Ultrafast broadband available – 1800Mbps download speed. 220Mbps.

COUNCIL TAX BAND C (see www.mycounciltax.org.uk).

DIRECTIONS From the centre of town, proceed to the end of Fore Street on foot and just as the road turns to the left up Custom House Hill on the right hand, water side there is a cobbled parking area. Walk about 20 feet along this area and turn right through wrought iron gates to a lobby to the courtyard beyond which is clearly signed Harbour's Edge.

AGENT'S NOTE 1 The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

AGENT'S NOTE 2 The owners of Waterloo House have a right of access over the yard to a footpath from Custom House Hill to their entrance door.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm.
NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.



THE **CORNWALL** ESTATE AGENT

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