



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9804

Offers over £350,000

Riverside Cottage,
29 North Street, Fowey, Cornwall, PL23 1DB

FREEHOLD



A 2 bedroomed period cottage with accommodation arranged over three floors. Situated in the heart of the town and enjoying lovely estuary views from the second floor sitting room.



SUMMARY OF ACCOMMODATION

Ground Floor Dining room, kitchen/breakfast room.

First Floor Guest bedroom, family bath/shower room.

Second Floor Sitting room, principal bedroom.

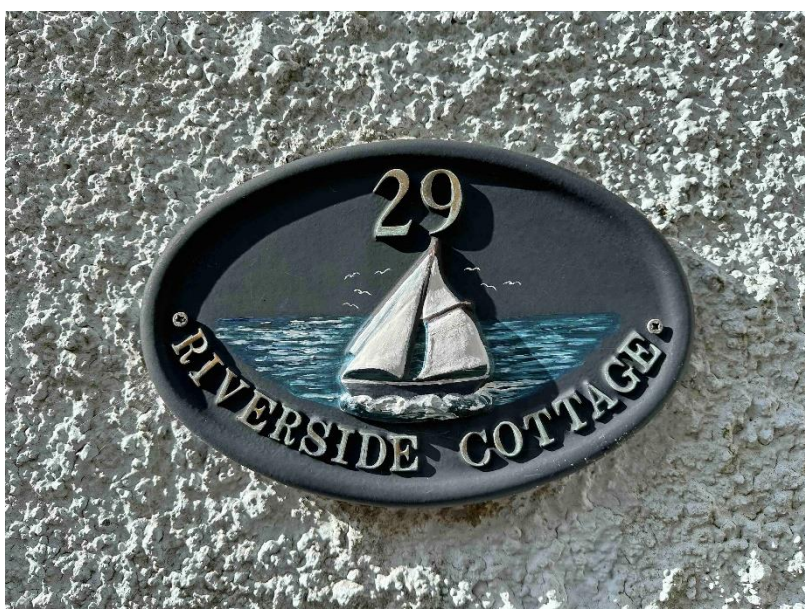
Outside Tiny rear courtyard with utility shed.

DESCRIPTION

Riverside Cottage is a delightful period, character house set in the heart of the town just a moments' walk from the water and the numerous facilities.

This period home is arranged over three floors and provides spacious and character accommodation with a delightful outlook from the sitting room over the estuary.

On the ground floor there is a dining room which opens through into a kitchen/breakfast room with a doorway out to the rear.



To the first floor there is a landing, good sized double bedroom with windows to the front and a large family bath and shower room.

On the second floor is the lovely sitting room which has delightful views over the houses in front and beyond taking full advantage of the outlook over the estuary and the coastline beyond. There is a further double bedroom to the rear of the house.

The property has a number of character features including beamed ceilings and timber floors and the house is double glazed with gas central heating.

There is a small courtyard to the rear with a utility cupboard housing a washing machine and tumble dryer. This is accessed from the kitchen and there is a shared passageway to the side of the house used by a number of neighbouring properties. The owners would be prepared to include some of the contents if required by a prospective purchaser.



LOCATION

Fowey has long been regarded as one of the jewels in Cornwall's crown being an extremely sought after location with one of the deepest natural harbours in the world that hosts commercial and private shipping, pleasure craft and has a rich sailing heritage serviced by two yacht clubs. A cluster of period stone buildings surround its waterfront centred around the deep harbour and the port is a constant bustle of boating activity visited by over 7,000 craft during the summer season and having a sizeable boating community of its own of around 1,500 craft. The moorings and pontoons in the harbour are governed by the harbourmaster's office and requests should be made in this direction for adding ones name to the waiting list.

Fowey has an excellent mix of local trading shops providing adequately for day to day facilities together with inns, restaurants, cafes, primary and secondary schools and churches. The riverfront provides access for boating enthusiasts to miles of river and creeks from the Fowey River and its tributaries with access to the open sea from the river mouth where the yacht clubs hold races during the summer months.

On the opposite side of the harbour is the picturesque village of Polruan which is also worth a visit with its narrow streets of traditional stone cottages and houses. The South West Coast Path provides access via the passenger ferry to both Fowey and Polruan, with some wonderful walks to be enjoyed along the coastline taking in superb cliff top scenery, quiet secluded bays and coves to the south including Polkerris with its seafood restaurant, pub and harbour and then further down the Gribben Headland lies Par Sands. To the north, one can walk along the coast as far as the picturesque fishing village of Looe and beyond.

Fowey has a bus link to the local towns and villages including Par which has a mainline station connecting to London Paddington with approximate travel time of 4½ hours. From Par there is easy access out onto the A390/A38 which proceeds all the way northwards to the Devon border and the city of Plymouth. Across county there is easy access to the A30 (Cornwall's main arterial road) which provides a dual carriageway link all the way northwards to Exeter where it joins the national motorway network. There are lovely beaches all around St Austell Bay which can be enjoyed plus local beaches to Fowey with the more rugged

Atlantic coast to the north and west being a short drive away, where golden sandy beaches meet the Atlantic swells and excellent bathing and surfing can be had. Other local attractions include the Lost Gardens of Heligan, the Eden Project and an 18-hole coastal golf course at Carlyon Bay.



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

Entrance door into:-

DINING ROOM – 12'9" x 10'3"

Window with deep window seat to the front, fireplace, complementary fitted cupboards with display shelving to each side, radiator.

KITCHEN / BREAKFAST

ROOM – 14'10" x 10' A range of base and eye level units, complementary worksurfaces, Belfast sink with mixer tap over, further pantry cupboard, Envoy range with double oven and four

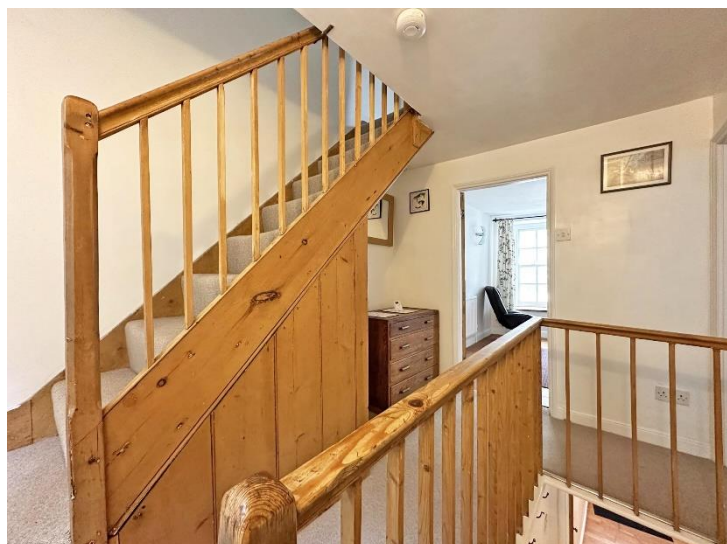


ring gas hob, window with window seat to the rear, door through to rear courtyard, understairs storage area, to one side with open tread staircase to:-

FIRST FLOOR

LANDING. Window to the rear.

PRINCIPAL BEDROOM – 18'8" x 10'4" Two windows with window seats to the front, timber tiled floor, fireplace with timber surround, radiator.



BATH / SHOWER ROOM Of a particularly good size with freestanding bath with ball and claw feet, mixer tap, low level wc, corner shower cubicle, pedestal wash hand basin, two heated towel rails, window to the rear, large airing cupboard housing hot water tank.

From the landing staircase to:-

SECOND FLOOR

SITTING ROOM – 17'10" x 10'6" Two windows and deep window seats to the front taking full advantage of the outlook across the water to the countryside beyond, radiator, fitted cupboard, timber floor.





BEDROOM 2 – 16'3" x 10'3"
Timber floor, radiator, window to the rear, access to loft space.

OUTSIDE

Courtyard to the rear with utility shed.

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 1DB.

SERVICES Mains water, drainage, electricity and gas. Gas radiator heating.

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

DIRECTIONS At the roundabout at the top of Fowey, take the turning towards the ferry. On Passage Hill the road levels out just coming onto the edge of the village. Park in the large car park on the left hand side. From where walk along Passage Lane which becomes Passage Street. Go past the RNLI building and onto North Street with River Cottage on the right hand side after a few hundred yards.

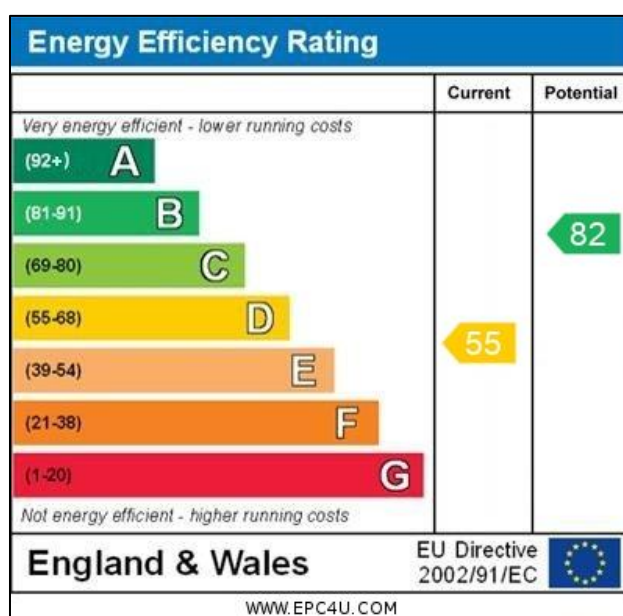
AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the 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.

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 PROPERTY OMBUDSMAN

Approved Redress Scheme

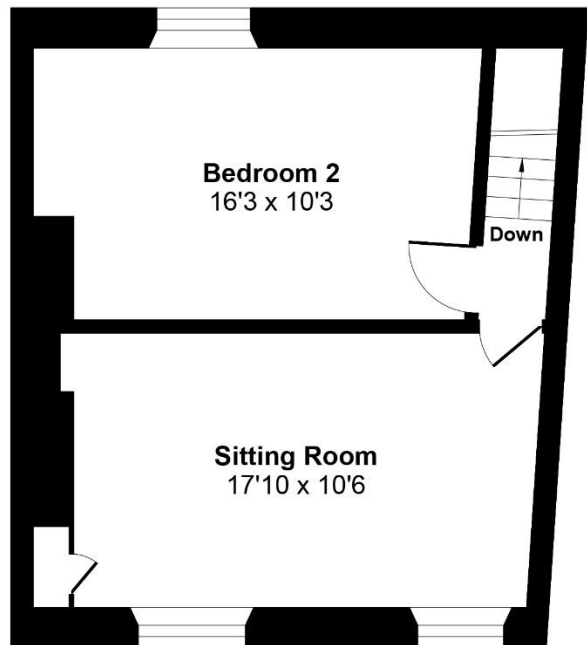


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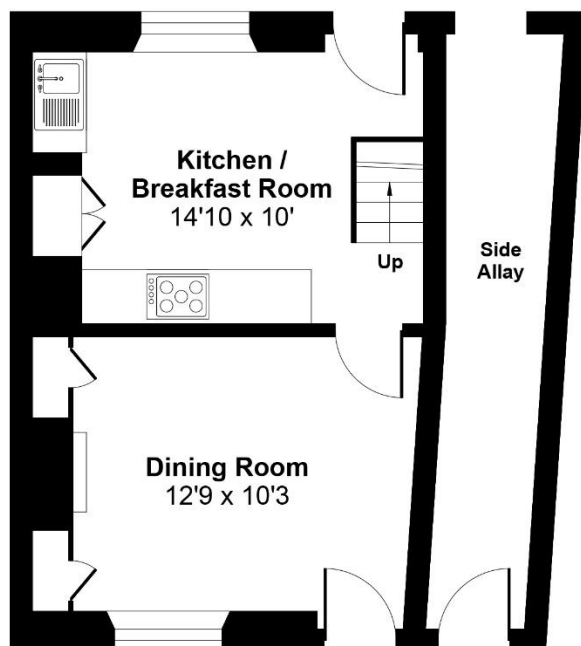
North Street, Fowey

Approximate Area = 1089 sq ft / 101.1 sq m

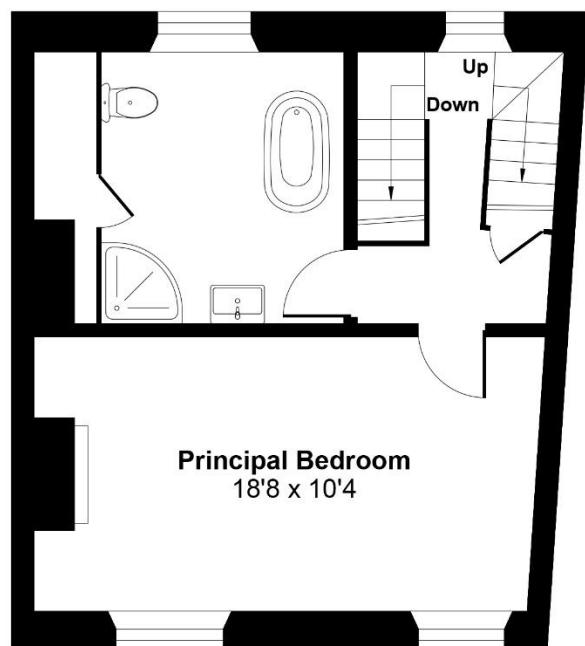
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SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024.
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