



LILLICRAP CHILCOTT

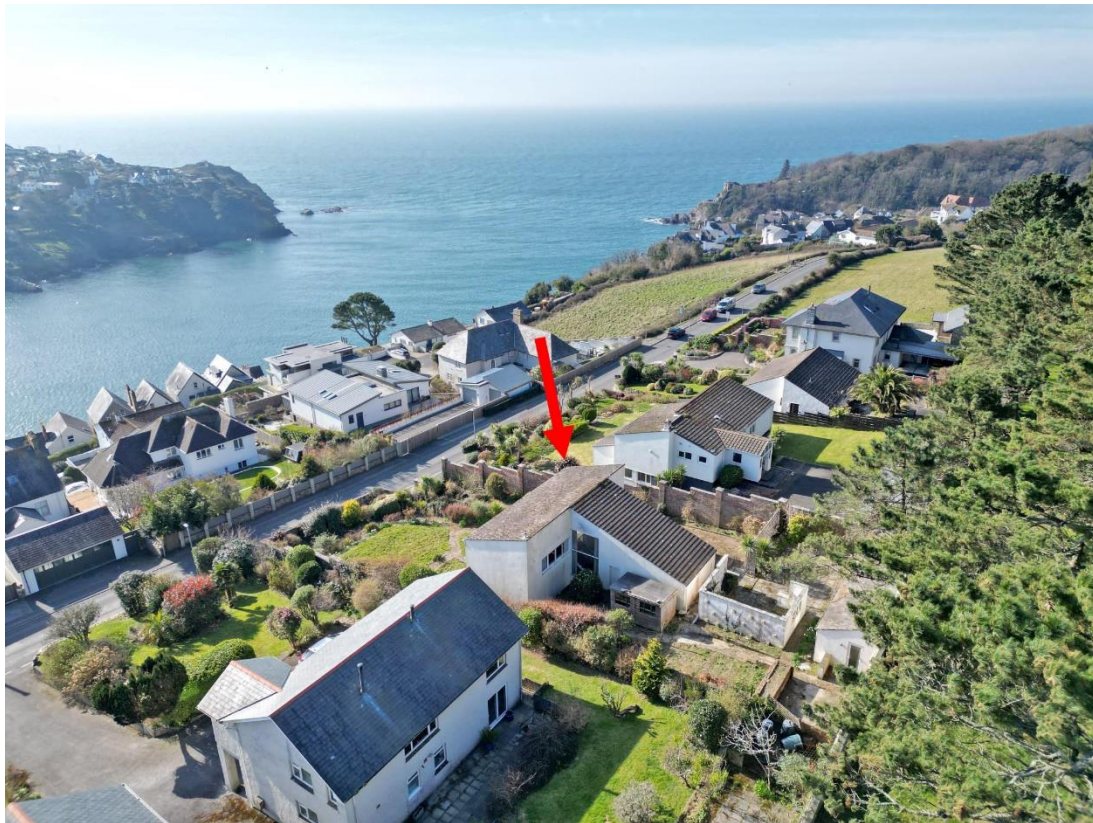
THE CORNWALL ESTATE AGENT

Ref: LTR84505472

Offers in excess of £900,000

10 Hanson Drive,
Fowey, Cornwall, PL23 1ET

FREEHOLD



To be sold in order to close an Estate.

Probably the last opportunity to acquire one of the most coveted and sought after sites in one of the best roads in the bustling port of Fowey, enjoying an elevated position that commands incredible, panoramic views over the busy harbour, the Fowey River, the village of Polruan and through the river mouth and out to sea. A detached 3 bedroom reverse level house with attached garage and a detached 2 bedroom annexe, all requiring refurbishment and modernisation or providing scope for complete redevelopment, subject to any necessary consents.



SUMMARY OF ACCOMMODATION

Entrance hall, steps to:-

Ground Floor Hallway, bedroom 1 with en-suite bathroom, 2 further bedrooms, family bathroom.

First Floor Hallway, sitting room, kitchen/dining room, utility/cloakroom.

THE ANNEXE

Sitting/dining room, kitchen, 2 bedrooms, bathroom.

Outside Driveway parking and turning area adjacent to the house also accessing the attached garage. Lawned front garden with stone and brick boundary walls and mature flower/shrub bed adjacent to the road. Paved terraces in front and to the side of the annexe, two smaller lawned garden areas and a timber garden shed in the back garden.



DESCRIPTION

Situated in one of Fowey's most prestigious residential roads comprising predominately large, detached houses, many of which have been redeveloped and the majority of which

are in a £1,000,000 plus, price bracket. The availability of number 10 is likely to be the last opportunity to acquire a property that is ripe for complete refurbishment/modernisation and which may also provide the perfect chance to completely redevelop the site, subject to any necessary consents.

The large, elevated garden plot commands fantastic views out over the town below, down into the bustling harbour with all its maritime activity, across to the village of Polruan on the opposite bank of the river. Up river including the surrounding countryside and out through the river mouth and over the sea.



The site is currently occupied by a reverse level detached 3 bedroom house, probably constructed around the 1960's/1970's. The property now requires complete modernisation/refurbishment and comes with a large attached garage to the rear together with a detached 2 bedroom annexe along the rear boundary with its own private terrace to the fore but also requiring refurbishment. The main house has a gently sloping lawned garden at the front with well planted flower and shrub beds and a lower shrub bed adjacent to the road. The rear garden provides separate areas for the house and annexe with terraces to the front and side of the annexe, also useable by the house together with two small lawned areas and a timber garden shed.

The potential for complete redevelopment may well be considered purely because this house is situated on one of the most sought after sections of one of Fowey's premier residential roads, where the views are quite stupendous and where several sites event recently have been completely redeveloped. 10 Hanson Drive provides a blank canvas on which a purchaser might well create a 'grand designs' house of quality which could have

these amazing panoramic views incorporated into any plans. The availability of a main house and separate residential dwelling unit in the 2 bedroom annexe gives a flexibility to the site that many will find useful as the availability of an annexe creates the possibility of multi-generational living or letting income.



LOCATION

Hanson Drive is one of Fowey's most prestigious residential roads with this mature garden site occupying an elevated position that affords the house harbour facing views incorporating the river in both directions and the open sea. A cluster of period stone buildings surround Fowey's waterfront, centred around the deep natural 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 the pontoons in the harbour are governed by the Harbour Masters Office and requests should be made in this direction for adding ones name to the waiting list. 10 Hanson Drive enjoys an enviable setting within gorgeous mature established gardens in an elevated position that affords the house and harbour facing terraces wonderful views.

Fowey is one of Cornwall's most historic and unspoilt seaport towns, which grew from a fisherman's village and developed into an important naval seaport in the 14th Century as well as a busy base for pirates. Fowey is renowned for its safe, deep water anchorage and excellent sailing with the natural harbour at the mouth of the Fowey river being a charming and picturesque inlet between imposing headlands. The river is navigable for some 6 miles inland to the town of 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 links Fowey with Bodinnick, running 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 virtually 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, often featuring the Red Arrows flight display team who perform aerobatics over the harbour. Amenities include a profusion of seafood restaurants, pubs, antique shops, galleries, a small hospital, primary and secondary schools. The world famous Eden Project and the Lost Gardens of Heligan are both within easy reach with St Catherine's Castle (an English Heritage property) one of Henry VIII's coastal fortifications, standing to the south of the town near Readymoney Beach, whilst Restormel Castle (also an English Heritage site) lies upstream in the town of Lostwithiel.

In a wide ranging survey, Fowey has previously been ranked as joint third as the best places in Britain for quality of life. 10 Hanson Drive occupies an exceptional location within the town with all of the amenities within easy reach, whilst easy vehicular access in and out combines with plenty of parking and garaging.

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

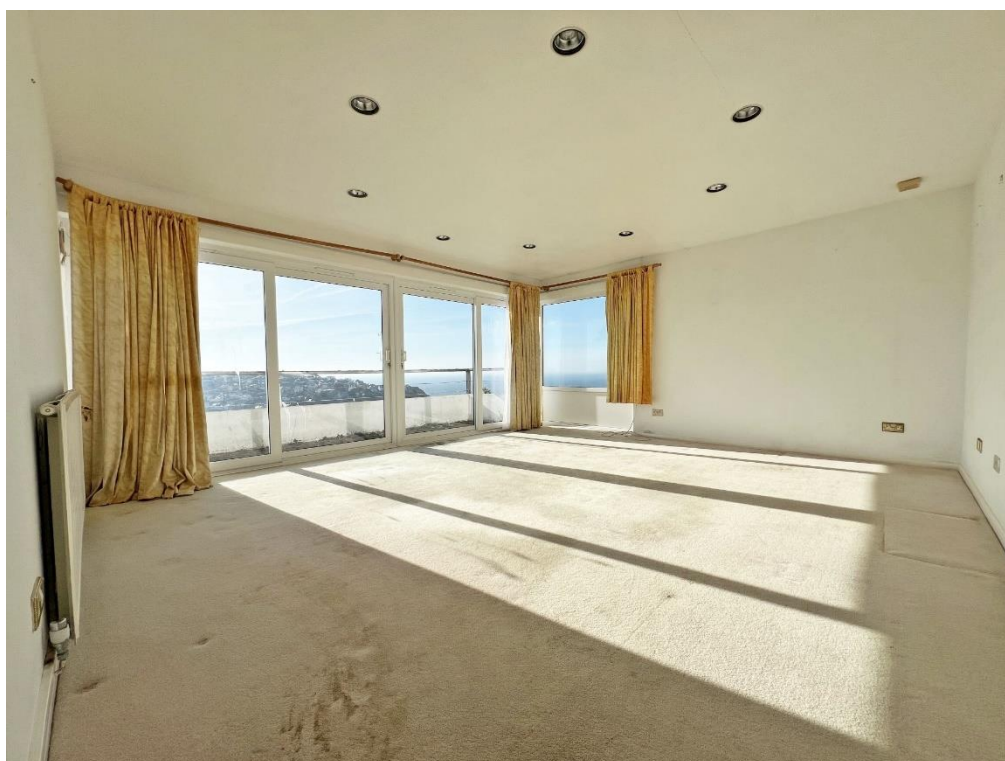
Paved steps to double glazed front door with double glazed windows on either side, opening on to:-

ENTRANCE HALL – 15'3" x 9'7" Tiled flooring, 12'3 ceiling height, large picture window overlooking the garden, stairs descending to the lower ground floor and further stairs ascending to the first floor.

HALLWAY Radiator, built-in shelved storage cupboard, double glazed window overlooking the rear garden, doors off to:-

CLOAKROOM / UTILITY ROOM – 7' x 4'5" Wall mounted Gloworm gas fired boiler to supply domestic hot water and central heating, low level wc. Wall mounted wash hand basin, plumbing for washing machine.

SITTING ROOM – 17'5" x 16'2" A stunning dual aspect room with large double glazed picture windows and twin double glazed sliding patio doors opening on to a balcony. The fantastic views stretch across Fowey harbour the river and out to sea. Inset ceiling spotlights, two radiators.



KITCHEN / DINING ROOM – 23'7" x 10'3" Three double glazed windows providing fantastic views. Wall mounted electric heater and inset downlighters. The kitchen is fitted with a range of base and wall mounted cabinets with a 1½ bowl stainless steel sink unit and chromium mixer tap, integrated dishwasher. Four ring gas hob and oven/grill.



From the entrance hall a flight of stairs descend to the:-

GROUND FLOOR

BEROOM 1 – 16'2" x 11'7" plus door recess area Double glazed sliding patio door and double glazed window overlooking the gardens and providing sea views. Radiator, telephone points. Door to:-

EN-SUITE BATHROOM

White suite comprising a panel enclosed bath, low level wc, wash hand basin in a vanity surround, double glazed window overlooking the sea, electric shaver point, radiator.

BEDROOM 2 – 15'6" into wardrobe recess x 8'6" Double glazed window overlooking the front garden. Radiator.

BEDROOM 3 – 10'3" x 8'5" Double glazed window overlooking the front garden with views to the harbour, Polruan and out to sea. Radiator.



BATHROOM Panel enclosed bath, low level wc, pedestal wash hand basin, part tiled walls, fitted Mira shower over the bath, wall mounted electric fan heater, double glazed window, two wall light points.



THE ANNEXE

Double glazed door to:-

SITTING ROOM / DINING ROOM – 13'9" x 9'7" Double glazed windows overlooking the front terrace, telephone and television aerial points, part vaulted ceiling, doorway to inner hallway.



KITCHEN – 6'9" x 5'5" Fitted base and wall cupboards, roll edged laminated worktop surfaces with inset sink and mixer tap, double oven/grill, four ring electric hob. Double glazed window overlooking the front terrace, undercounter space for appliances.

BEDROOM 1 – 10'5" x 9'7" plus door recess. Double glazed door to the front terrace flanked by a double glazed window, electric radiator.

BEDROOM 2 – 9'7" x 6'5" Double glazed window overlooking the front terrace, double glazed door to side garden. Electric radiator, loft hatch access, built-in airing linen cupboard housing a hot water tank with slatted shelving above and electric meter.



BATHROOM White suite comprising a panel enclosed hip bath with mixer tap and shower attachment, low level wc, wall mounted wash hand basin, electric light and shaver point, electric fan heater and towel rail.

OUTSIDE

Immediately adjacent to the road is a deep flower/shrub bed planted with mature hydrangeas. The driveway ascends a slope to the house where it broadens into a parking and turning area also giving access to an **ATTACHED GARAGE – 17'9" wide x 15'6" deep.** Metal remote controlled roller shutter door to the front, high monopitched ceiling, pedestrian

door to the rear garden. Freshwater tap, electric power point and four double glazed gable end windows provide natural light to the interior.

The front garden comprises a concreted path running across the front of the house with further paths leading out into the gardens which are mainly lawn with inset primroses and daffodils and well planted flower and shrub bed borders dropping down to a concreted wall at the front behind the broad shrub bed adjacent to the road. The side boundaries comprise a mixture of brick and stone walling. The gas meter is to the right hand side of the front door.



At the back of the parking/turning area steps ascend to a raised paved terrace area at the back of which to the annexe. To the side of the annexe is a further terraced area with paths leading down to the house with two garden areas and a timber garden shed. Steps and a path then descend down the right hand side of the house to the front garden.





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 1ET.

SERVICES tba

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Superfast broadband available – 52 Mbps download speed. 8 Mbps upload speed.

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

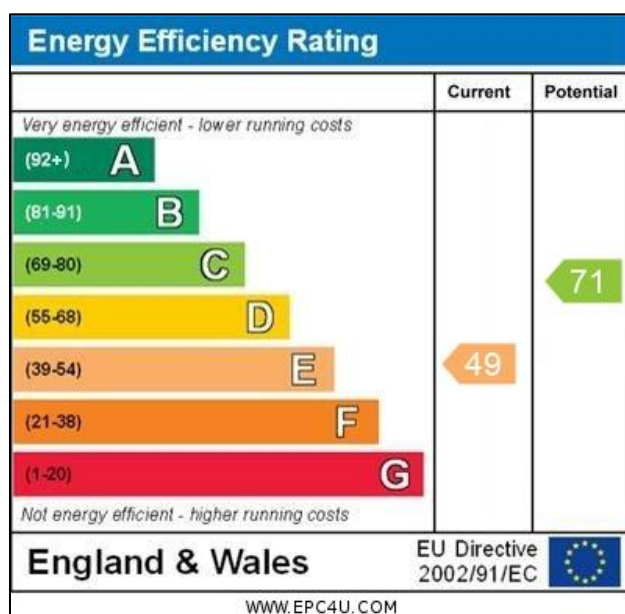
DIRECTIONS Approaching Fowey from the Par direction along the B3415 follow it into Fowey passing through the forty mile an hour speed limit zone, then enter the thirty mile an hour zone and when you get to a roundabout bear left towards the town centre then follow the road to another roundabout at the top of a steep hill descending into the town. Proceed down the hill, following signs for the town centre and at the bottom of the hill bear to the right and follow Hanson Drive along, passing the entrance to the car park on your right hand side, proceed straight on past the entrance to Fowey Hotel and a little bit further along the road number 10 Hanson Drive will be found on the right hand side.

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



Not to scale – for identification purposes only.

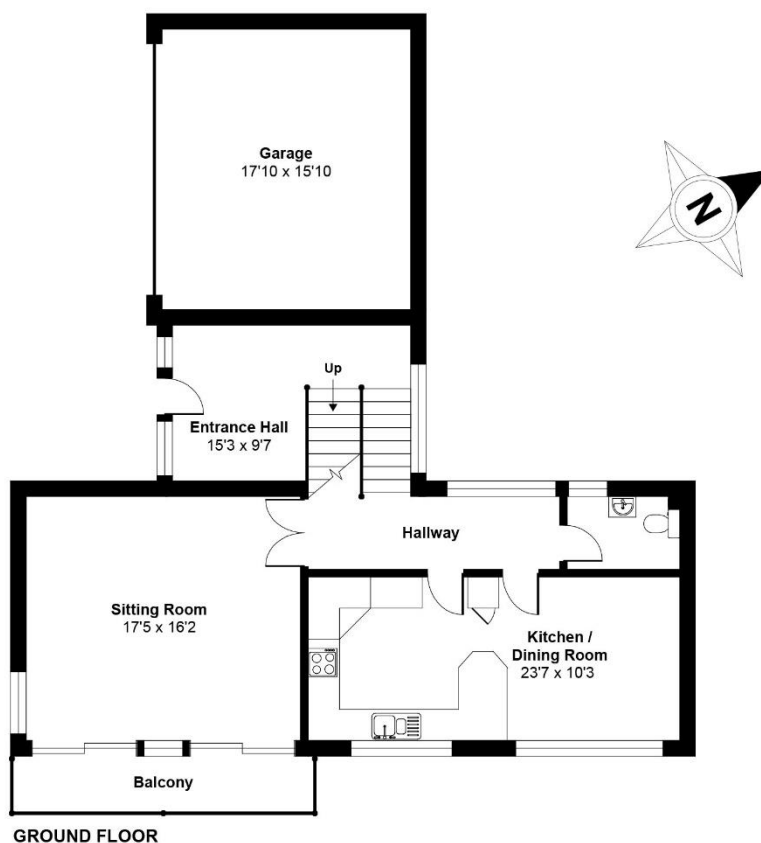
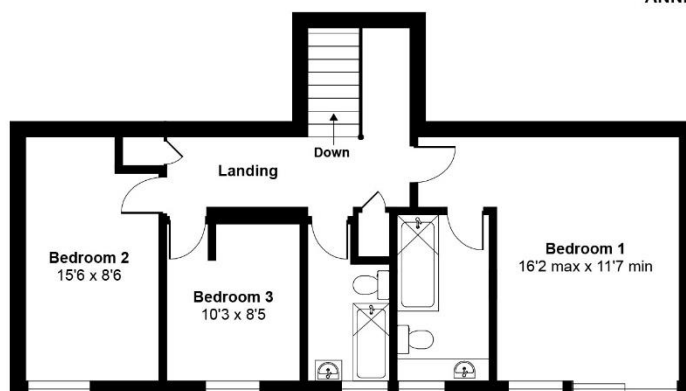
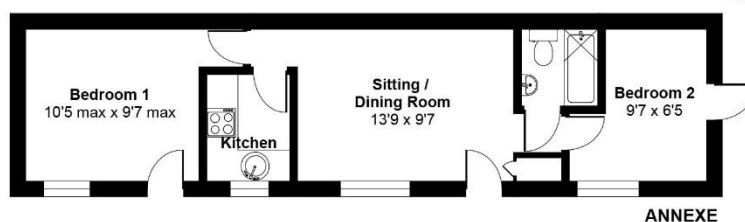
Hanson Drive, Fowey

Approximate Area = 1839 sq ft / 170.8 sq m (includes garage)

Annexe = 421 sq ft / 39.1 sq m

Total = 2260 sq ft / 209.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Lilliecrap Chilcott. REF: 1271183

