

# The Moorings

Tower Park, Fowey, Cornwall










# A magnificent detached house with stylish accommodation, set in a breathtaking position with sea views in the Cornish coastal town of Fowey

Par 3.7 miles, Par mainline station 4.5 miles, St. Austell 8.4 miles, A30 11.2 miles, Bodmin 11.4 miles, Plymouth 38 miles  
(All distances are approximate)

		
5	3	5

## Summary of accommodation

Ground Floor: Entrance hall | Sitting room | Garden room | Snug | Dining room | Kitchen | Utility | Cloakroom

First Floor: Reception room | Principal bedroom with en suite bathroom | Three further bedrooms | Dressing room/bedroom| Two bathrooms | WC

Outside: Garage | Garden



# Location

The idyllic Cornwall port town of Fowey is perched in a beautiful location on the mouth of the River Fowey, with easy access to beautiful beaches and rugged Cornish coastline. The town is a popular setting for sailing, yachting and other watersports, and offers a range of everyday amenities, including local shops, a pharmacy, a doctor's surgery, a community centre and an excellent selection of restaurants and cafés. Fowey also has both a primary school and a secondary school.

Fowey's ferry port provides access to Polruan and Bodinnick across the estuary, while the town of Par is also easily accessible via road. St. Austell is within nine miles, providing access to a wider range of facilities and amenities, including high street shops and large supermarkets.

The town is steeped in history with a vibrant community in an Area of Outstanding Natural Beauty and with easy access to the South West Coast Path, there are plenty of beautiful walks and rides to enjoy in the local area, not to mention the excellent beaches, which include peaceful Readymoney Cove in the town, as well as Polkerris and Par Sands.



# The Moorings

The Moorings is a stunning detached home with extensive luxury accommodation, set in a magnificent position in the town of Fowey, overlooking the rugged coastline and just moments from beautiful Readymoney Cove. The property has been in the family since it was built in 1925 and offers more than 3,500 sq ft of stylishly appointed, light and airy accommodation, which makes the most of the coastal views, including four bedrooms and four spacious, flexible reception rooms.

The main reception room is the impressive, 35ft sitting room with its oak flooring, fireplace and panoramic windows, as well as glass doors opening onto the rear terrace. The ground floor, mainly laid with parquet flooring, also has an airy garden room with sliding glass doors to two aspects, affording far-reaching views across the garden and to the coast beyond, while the formal dining room and snug provide further space in which to relax or entertain.

Towards the front of the ground floor there is a well-equipped and spacious kitchen with skylights overhead, fitted units, a central island with a breakfast bar, integrated appliances and an AGA. The adjoining utility room provides further storage and space for home appliances. There is also a pantry and boot room/cloakroom.







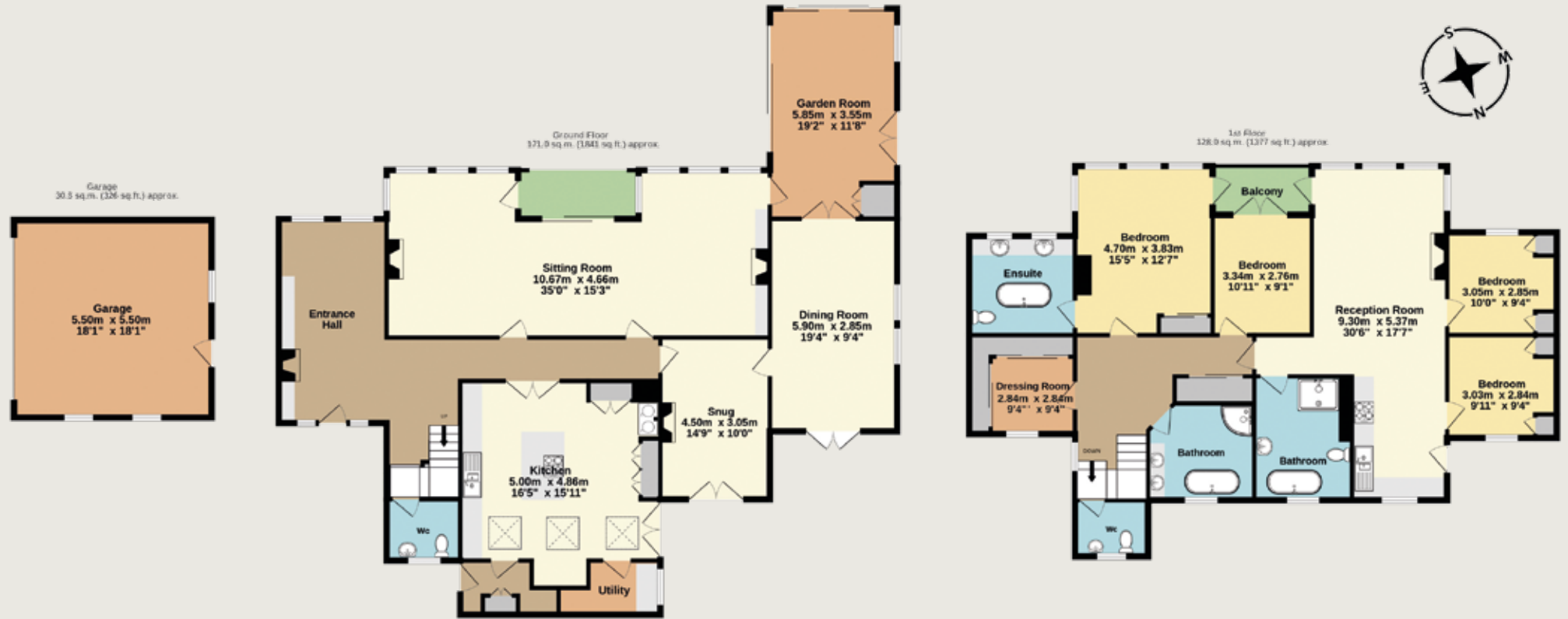


BEDROOM ACCOMMODATION

Upstairs there is a further generous reception room with elevated views across the gardens and beyond. It includes a fully equipped kitchenette and both a seating area, plus space for a dining table and offers the scope for independent living. The first floor also has four well-presented double bedrooms, including the principal bedroom with its luxury en suite bathroom, which has a freestanding bathtub and dual washbasins, the dressing room is an optional 5th bedroom. Both the principal bedroom, the second bedroom and the reception room open onto the south-facing balcony. The first floor also has two stylishly appointed family bathrooms, both of which have bathtubs and separate shower units.



Approximate Gross Internal Floor Area  
329.3 sq.m. (3544 sq.ft.)



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# Garden & Grounds

At the front of the property, the driveway provides access and plenty of parking space, as well as leading to the detached double garage for further parking and home storage. The garden is mostly to the rear, taking advantage of the elevated sea views and sunny south-facing aspect. It includes patio areas for al fresco dining and terraced gardens with beautifully maintained lawns and border beds filled with various established shrubs, hedgerows and tropical palm trees. On the lower levels there is an ornamental pond and a second patio area, providing a peaceful spot in which to relax. There is access from the garden to the beach road.

# Property Information

Services

Mains drainage and electricity, mains gas fired central heating, gas AGA. Underfloor heating in hallway, sitting room, snug and dining room.

Tenure

Freehold

Local Authority

Cornwall Council

Council Tax

Band G

EPC Rating

C

Directions

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What3words: ///clock.presenter.poster







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