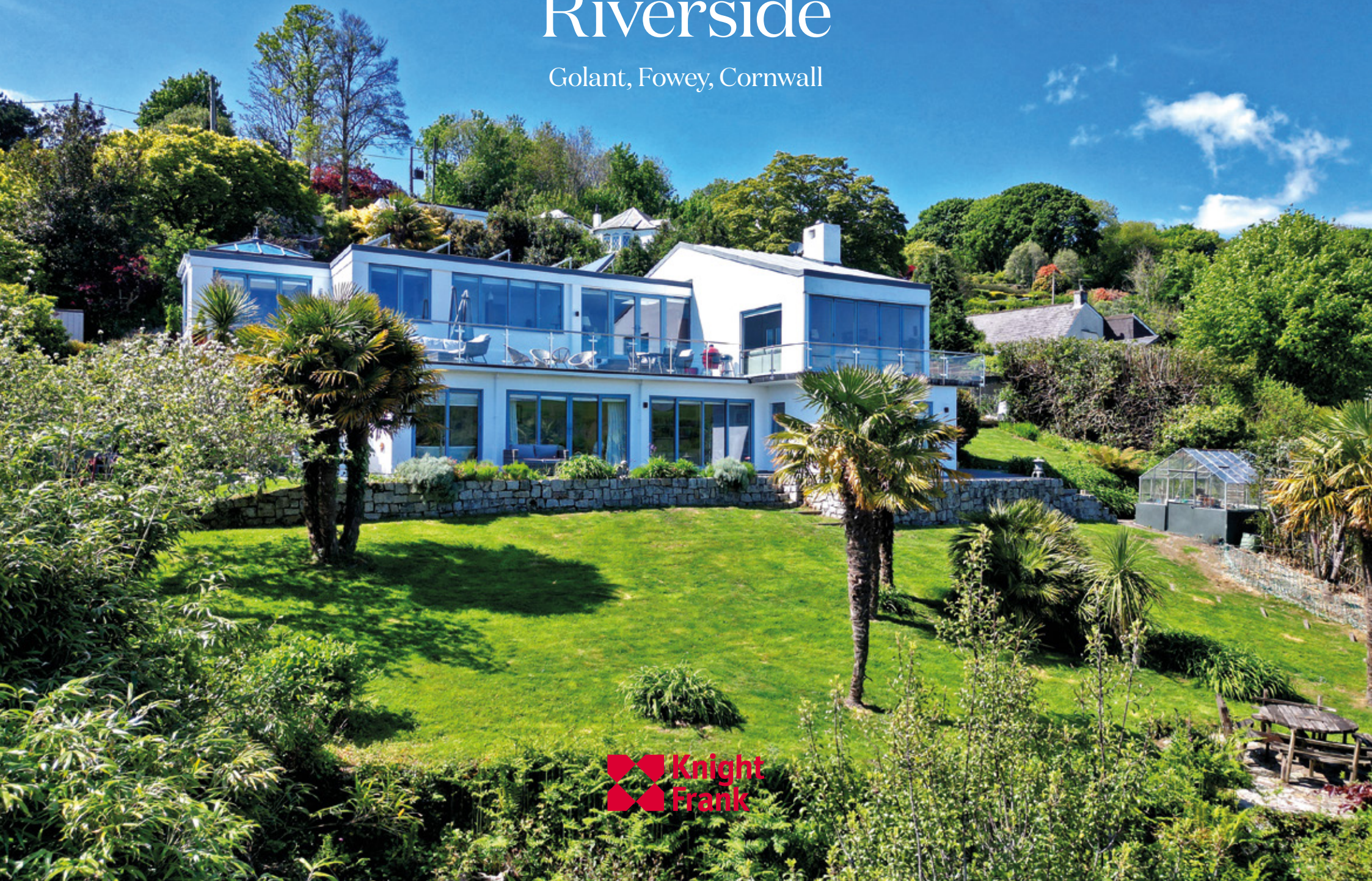


Riverside

Golant, Fowey, Cornwall





A magnificent detached contemporary home with beautiful gardens, in a picturesque riverside setting in the Cornwall village of Golant

Fowey 3 miles, Lostwithiel 6 miles, St. Austell 7.5 miles, A30 9.7 miles, Bodmin 10.5 miles, Plymouth 36 miles
(All distances are approximate)

		
4/5	3	3

Summary of accommodation

Main Floor: Reception hall | Sitting/dining room | Sun room | Kitchen | Utility/laundry | Boiler room | Two bedrooms | Shower room

Lower Floor: Two bedrooms en suite | Sitting room/bedroom

Outside: Wild swimming pond and summer house | Sheds and boat barn | Double garage with sedum roof
Planning permission granted for guest house or home | Lower level access to water and village green | Hot tub

Location

The tiny village of Golant lies on the River Fowey, three miles from the idyllic Cornwall port town of Fowey. Golant has a local pub and a parish church and is the ideal launch point for sailing in the river and beyond. Fowey itself is perched in a beautiful location on the mouth of the river, 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 village is set in the Polperro Heritage Coast, 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 Fowey, as well as Polkerris and Par Sands.



Riverside

Riverside is a stunning detached modern home, set in idyllic gardens in a magnificent position beside the River Fowey, with views across the water and towards the rolling Cornish countryside beyond. The property features up to five bedrooms and a wealth of light, airy accommodation with attractive contemporary details and full-height windows opening onto a south-facing sun terrace overlooking the river.

The reception hall provides an impressive welcome to the home, with its ceiling lantern skylight overhead and a door opening onto the sun terrace. An arched opening leads to the split-level, open-plan sitting/dining room and kitchen, which stretches from the front to the rear and provides plenty of space for entertaining or relaxing as a family. The sitting and dining area has a dual aspect with a full-height panoramic window and bi-folds opening onto the terrace, and affording those beautiful, elevated riverside views, while a woodburning stove provides a sense of warmth and comfort.





The dining area is on the upper level, along with the well-equipped kitchen, with recent George Robinson custom kitchen including Quooker, steam and regular oven, high end fridge. There are also French doors opening from the dining area to the side terrace. The utility room/laundry and boiler room provide further useful space for home storage and appliances.

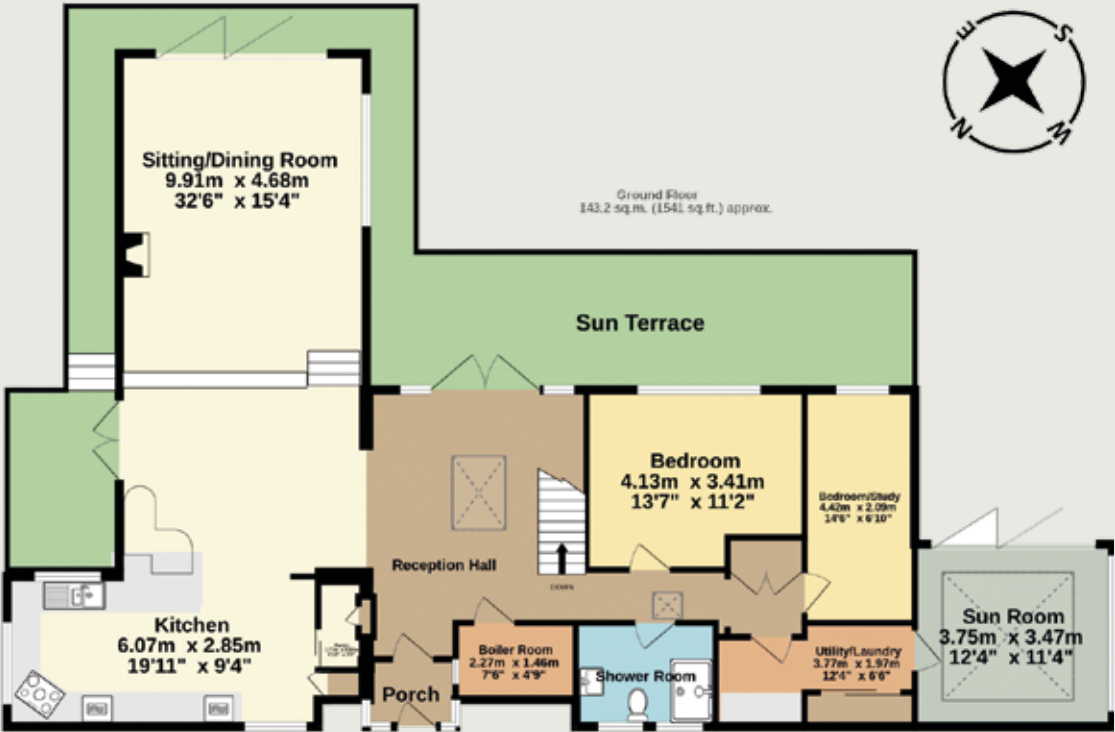
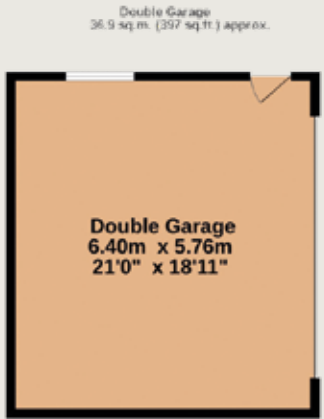
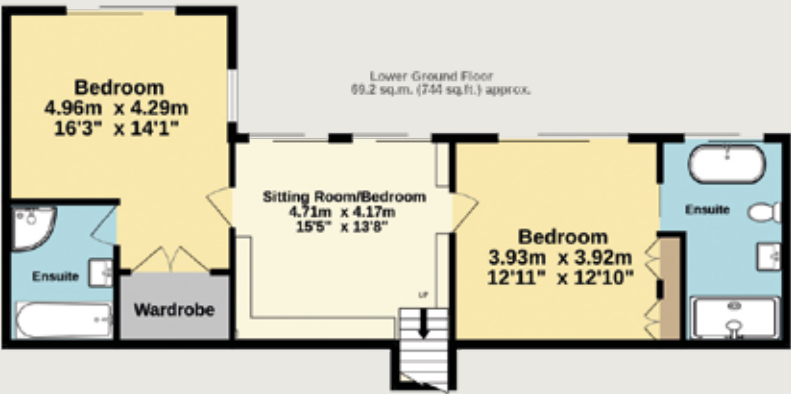
Additionally on the upper level there is a sun room, providing additional space in which to relax and soak up the views across the gardens. There is also one double bedroom and a second bedroom, which is currently used as study/office. Good sized bedrooms with doors leading to deck area and hot tub.

Stairs lead to the lower level, where there is a sitting area or bedroom, and two further bedrooms, with all three rooms opening onto the gardens via sliding glass doors. Both bedrooms are well-presented with built-in storage and en suite bathrooms.





Approximate Gross Internal Floor Area
249.2 sq.m. (2682 sq.ft.)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Garden & Grounds

The property sits in a peaceful position, set back from the lane, directly beside the River Fowey. At the front there is a detached double garage and parking area, right on the lane, with steps leading down to the house and gardens. The gardens feature a sun terrace wrapping around the rear and sides of the house, with steps leading down to a lower terrace and a lawn beyond. There are also various palms, established shrubs, hedgerows and meadows, as well as a peaceful pond with a timber jetty, which is a haven for wildlife. Beside the pond there is a timber-framed summer house, providing a secluded spot in which to relax, while the boat house provides useful storage. The gardens lead directly to a lagoon with access to the River Fowey for sailing and other watersports.



Property Information

Services: Mains gas, electricity and water

Tenure: Freehold

Local Authority: Cornwall Council

Council Tax: Band G

EPC Rating: C

Directions

Postcode: PL23 1LD

What3words: ///thrilled.poetry.heckler

Viewing: Viewing is strictly by appointment through Knight Frank.



Knight Frank Exeter

19 Southernhay East

Exeter

EX1 1QD

Louise Glanville

01392 423111

louise.glanville@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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