

F u l m a r H o u s e

G O L A N T



Fulmar House

Golant
£1,250,000
GUIDE PRICE

Fulmar House, 5 The Cormorant, Golant, PL23 1LP

FOR SALE

PROPERTY TYPE

 Detached

BEDROOMS

 4

BATHROOMS

 4

LOCATION

 Golant

EPC RATING

 B

- SMART ECO HOME WITH HIGH SPECIFICATION FITTINGS
- IDYLIC RIVERSIDE SETTING
- FOUR DOUBLE BEDROOMS AND FOUR LUXURY BATHROOMS
- ENCLOSED PATIO GARDEN AND RIVER VIEW BALCONY
- CONTEMPORARY INTERIOR WITH OPEN-PLAN KITCHEN, LIVING AND DINING SPACE
- FLOOR-TO-CEILING WINDOWS AND SLIDING DOORS WITH RECESSED BLINDS
- TWO PRIVATE PARKING SPACES WITH ELECTRIC VEHICLE CHARGER

- AIR SOURCE HEAT PUMP WITH LOXONE HOME AUTOMATION SYSTEM
- UNDERFLOOR HEATING WITH HERRINGBONE HARDWOOD FLOORING
- HIGH SPECIFICATION HANDLELESS KITCHEN
- CUSTOM-FITTED BEDROOM WARDROBES
- MICRO CEMENT SHOWER ROOMS WITH CROSSWATER FITTINGS
- LUXURY JACUZZI HOT TUB WITH OUTDOOR SHOWER INSTALLATION
- CONTURA DESIGNER WOOD-BURNING STOVES
- ULTRA-FAST FULL FIBRE BROADBAND



Cornish Waterside Living

Set within the idyllic Cornish village of Golant, Fulmar House is a beautifully designed luxury new-build home created with laidback coastal living firmly in mind. Built using high-quality construction methods and natural materials, the property presents a striking yet timeless architectural style that sits effortlessly within its riverside surroundings.

Light, Flow and Connection

Arranged over three thoughtfully planned floors, the house offers generous and versatile internal accommodation. At its heart lies a stunning open-plan kitchen, living and dining space, flooded with natural light through expansive floor-to-ceiling glazing and sliding doors that seamlessly connect the interior with the terrace beyond. Designed for both entertaining and everyday living, this sociable space enjoys a wonderful sense of light and flow.

Sanctuary with a View

The home is currently arranged as three spacious bedrooms, with the potential for a fourth bedroom on the second floor, presently used as a river-view living room with its own balcony. Each bedroom is beautifully appointed with a luxurious microcement en-suite shower room. All bedrooms benefit from built-in wardrobes with large mirrored sliding doors, providing excellent storage while enhancing light and space. Rooms enjoy large windows with attractive estuary views, further strengthening the home's connection to its waterside setting. Thoughtfully integrated lighting controls also operate the electronic blinds, adding ease and modern convenience throughout.





Alfresco Entertainment

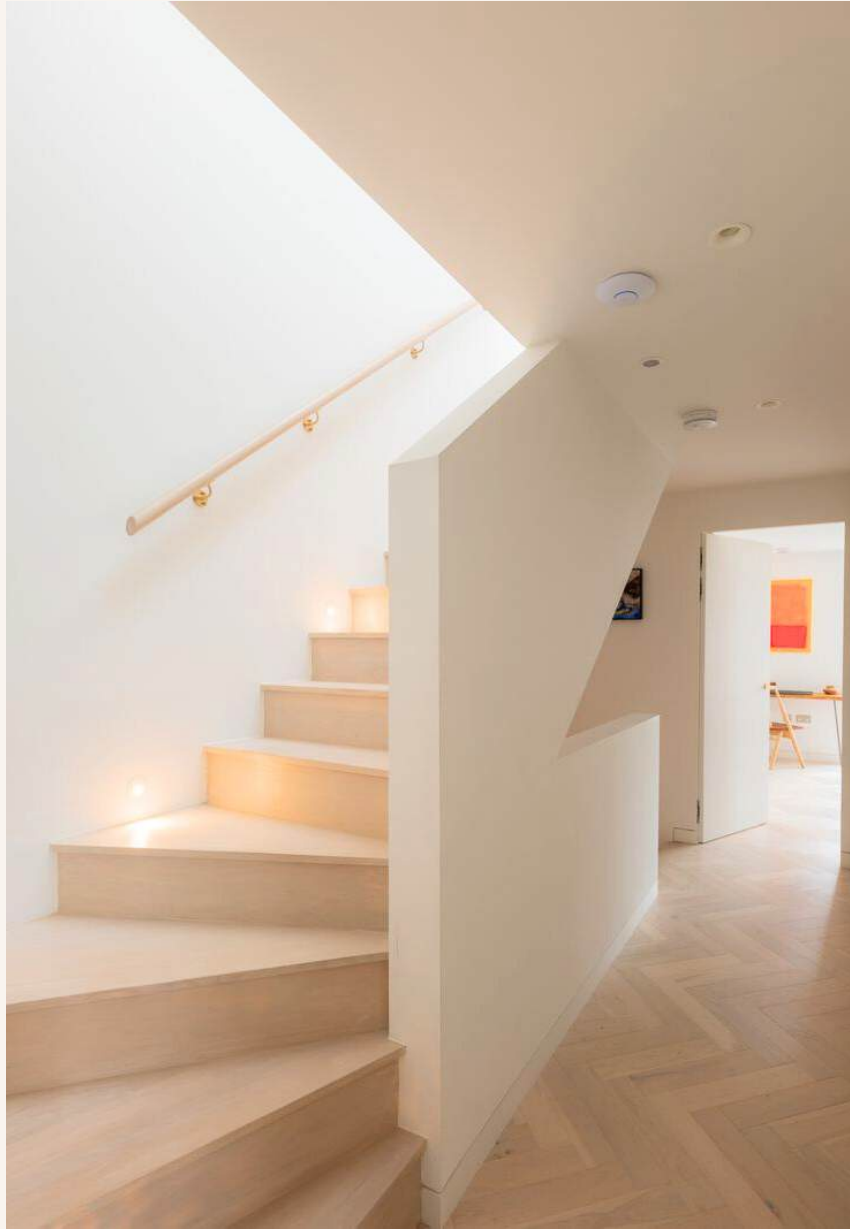
Externally, the property features a generous patio terrace designed for alfresco dining and relaxed outdoor living, with space for seating and a hot tub, ideal for enjoying the peaceful creekside setting. Floor-to-ceiling sliding doors from the kitchen, dining and living area open fully to create one expansive open space, effortlessly connecting inside and out. The same tiling flows from the interior to the terrace, enhancing the sense of continuity and creating a truly seamless transition between the two.

Further highlights include underfloor heating, an air source heat pump, ultra-fast fibre broadband, private parking, an electric vehicle charger, an integrated home automation system, recessed automated blinds, and two wood burners.



A Village Lifestyle

Fulmar House represents contemporary Cornish living at its finest, a thoughtfully crafted home offering space, light and luxury in one of Cornwall's most picturesque waterside villages. Spend your mornings kayaking or paddle boarding from the nearby waterside centre, or set off directly onto the historic Saints Way walking route. After a day on the water, enjoy live music and seasonal food at the nearby Bar Silo, or share a pint at the thriving Fisherman Arms. With ultra-fast full fibre broadband, two log burners and efficient air-source heating, you have all the modern comforts in a setting that feels worlds away, winter or summer.





Schools: Fowey Primary school, Fowey River Academy, Redmoor School, Bodmin College

Transport Links: Mainline train stations close at hand in Par and Lostwithiel. Riverside moorings available. A30 approximately 7 miles distance allowing easy access through Cornwall and beyond. Fowey 4 miles.

Local Amenities: Local pub – Fisherman's Arms. Waterside access with a Paddleboarding, and Kayaking centre offering qualified coaching and trips. Direct access to Saints Way walking route. Bar Silo close at hand with live music and local seasonal food.

Viewing: Strictly by appointment.

Directions: Sat Nav PL23 1LP

What3Words: ///paper.again.sandpaper

Local authority: Cornwall Council

Tenure: Freehold

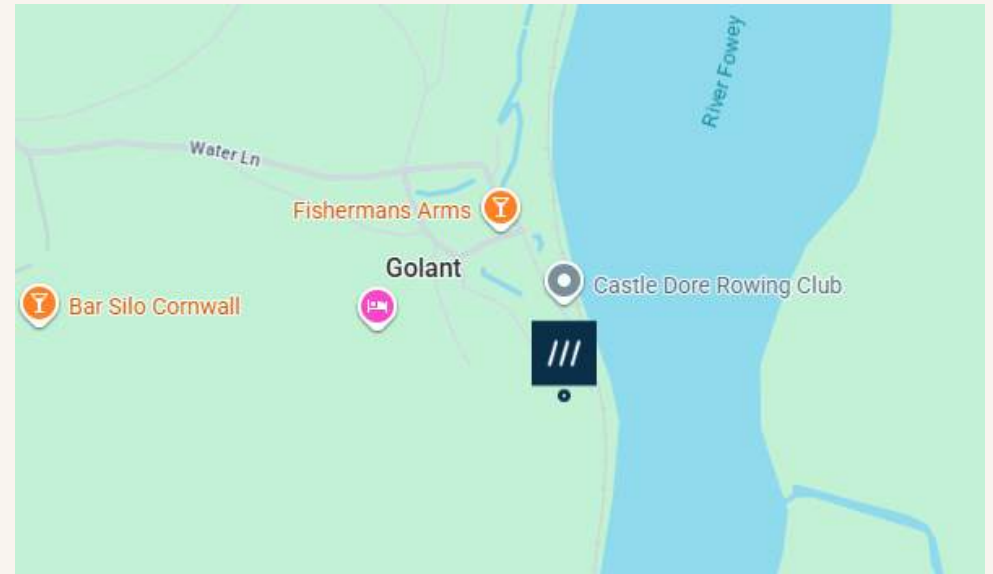
Services:

Heating – Air source heat pump

Electric – Mains

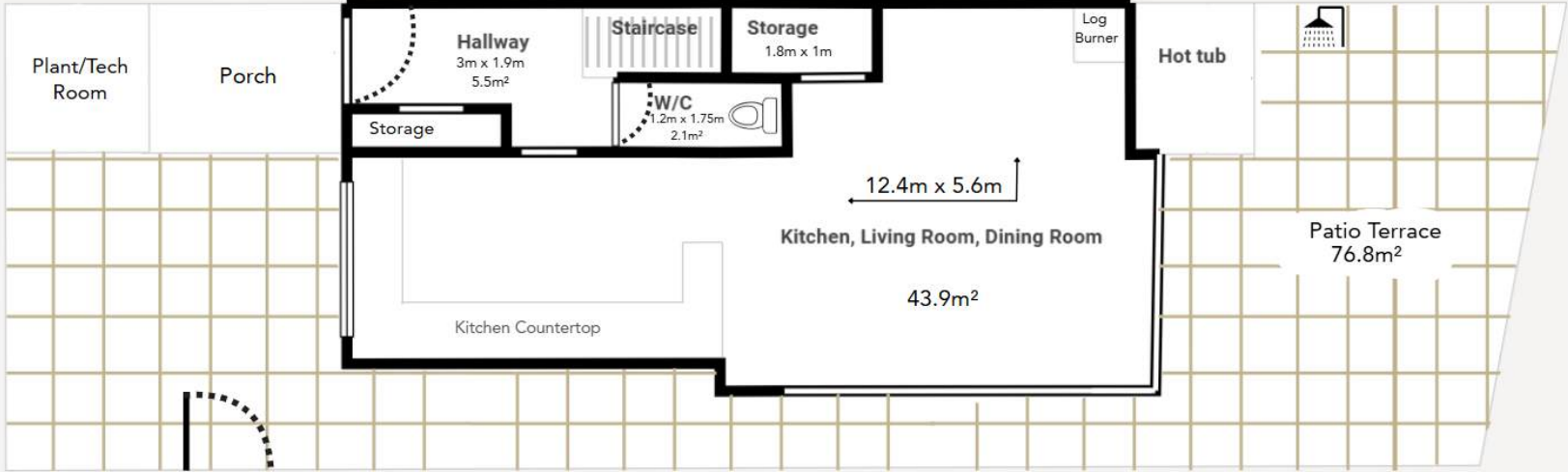
Water - Mains

Drainage – Mains



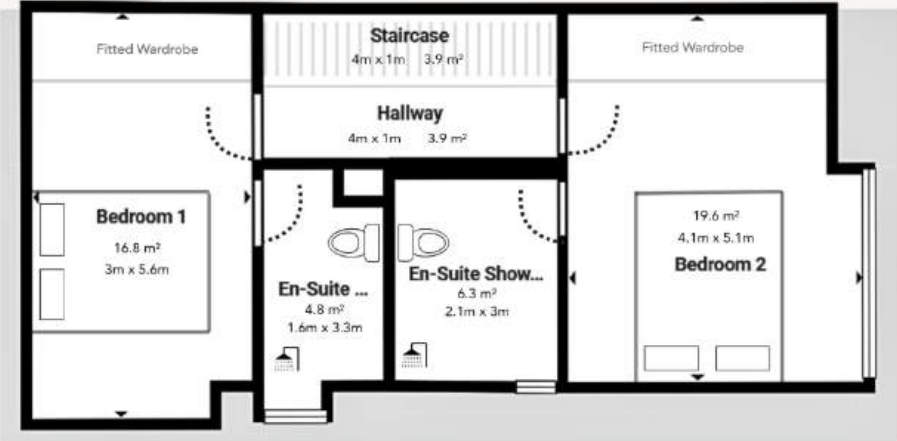
VIEW PROPERTY ONLINE

Ground Floor



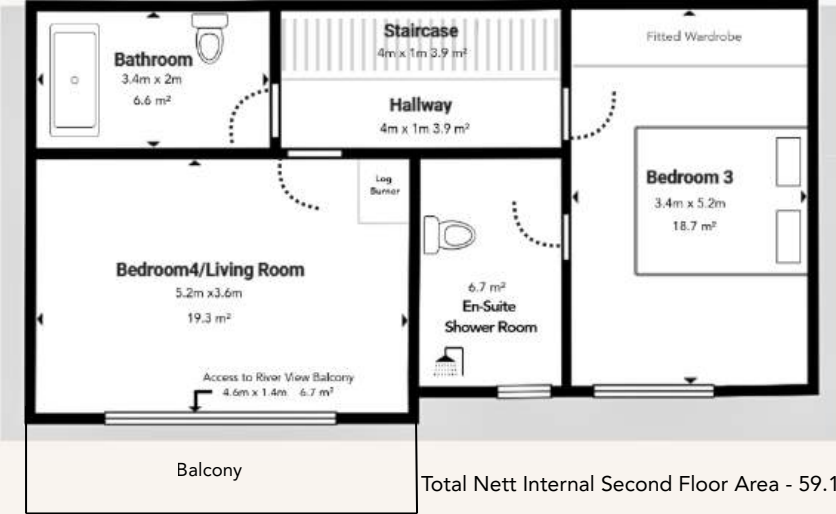
Total Nett Internal Ground Floor Area - 56.9m²

First Floor



Total Nett Internal First Floor Area - 55.3m²

Second Floor



Total Nett Internal Second Floor Area - 59.1m²

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



TO FIND OUT MORE

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