MAY WHETTER & GROSE

18 ST FIMBARRUS ROAD, FOWEY, PL23 1JJ
PRICE £1,950,000















A BEAUTIFULLY RESTORED AND EXTENDED PERIOD PROPERTY, WITH STUNNING HARBOUR AND SEA VIEWS, GARDENS, DOUBLE GARAGE WITH PARKING IN FRONT. WORKSHOP/GYM AND WINE CELLAR. OFFERED FOR SALE IN IMMACULATE CONDITION.

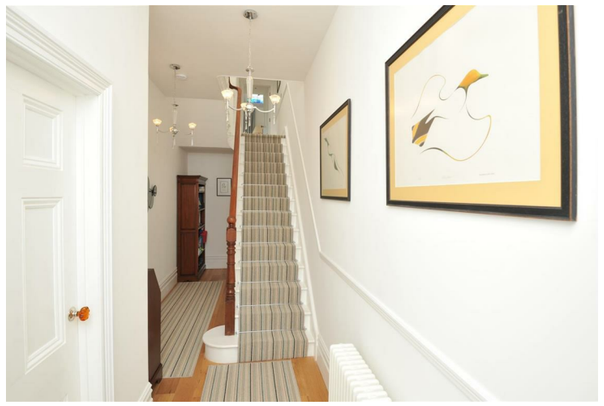
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18 St Fimbarrus Road, Fowey, Cornwall, PL23 1JJ

Newquay Airport – 23 miles
Par (mainline station) – 3.5 miles
Truro – 23 miles
Exeter – 74 miles

(All distances are approximate)

- Entrance Hall
- Open plan sitting room and dining room
- Bespoke kitchen/breakfast room
- Ground Floor WC
- Master bedroom suite with dressing area and shower room
- Further double bedroom 2
- Bathroom
- Studio/Double Bedroom 3 with separate access to rear garden.
- Study/Sitting/Library Area
- Bedroom 4 suite with contemporary shower room
- Ample parking, double garage and workshop and wine cellar underneath

The Location
Fowey is regarded as one of the most attractive waterside communities in the county. Particularly well known as a popular sailing centre, the town has two thriving sailing clubs, a famous annual Regatta and excellent facilities for the keen yachtsman.

For a small town Fowey provides a good range of shops and businesses catering for most day to day needs. The immediate area is surrounded by many miles of delightful coast and countryside much of which is in the ownership of the National Trust. Award winning restaurants, small boutique hotels, excellent public houses etc, have helped to establish Fowey as a popular, high quality destination.

There are several excellent golf courses within easy reach, many world class gardens are to be found in the immediate area and the fascinating Eden Project with its futuristic biomes is just 5 miles to the north west. There are good road links to the motorway system via the A38/A30. Railway links to London, Paddington, can be made locally at Par, and at St Austell and there are flights to London and other destinations from Newquay.

The Property
Situated on a most sought after road, this stunning property has fantastic far reaching harbour and sea views from the majority of the rooms. Completely renovated by the current owners, with great flair and attention to detail, this property offers beautiful and flexible accommodation over three floors. The house now boasts high quality fixtures and fittings throughout including Porcelanosa tiles and basins, Duravit sanitary ware with Hansgrohe brassware, and an elegant bespoke kitchen with a range of Miele integrated appliances. There are a number of specially commissioned stained-glass art pieces and beautiful lighting by Franklite, along with imaginative storage cupboards created by craftsmen joiners, superb enlarged picture windows to maximise the views, and redesigned and fully landscaped terraced patios with attractive water features. To the rear, on Hanson Drive, there is a double garage with workshop/gym and wine cellar underneath.

The Accommodation

Ground Floor
- Front Door with bespoke coloured glass panels by Jo Downs Handmade Glass, opens to
- Porch with London Mosaic Victorian tiled floor
- Welcoming Entrance Hall with beautiful staircase having charming original balustrading, large under stairs cupboard
- Grand Sitting/ Dining Room, over 30 foot long and enjoying fabulous sea and harbour views, double doors opening to the front terrace, Oak Engineered Flooring and two handsome feature fireplaces, one decorative and the other with gas coal effect fire.
- Spectacular extended bespoke Kitchen, designed and created by McCarron and Company, with stunning island unit, pale granite worktops, integrated Miele appliances, an impressive tiled feature wall and underfloor heating.
- Smart separate WC with Stonearth walnut and marble vanity unit.

First Floor
- Fabulous Master Bedroom Suite with stunning views, remote controlled electric blinds, Dressing Area with generous wardrobes and cupboards, also built to an exacting standard by McCarron and Company
- Elegant Ensuite Shower Room with large walk in shower with LED mood lighting, His and Hers basins, underfloor heating.
- Large Double Bedroom
- Luxury boutique style Family Bathroom featuring built-in waterproof TV with Google Chrome facility, underfloor heating.
- Light and airy Bedroom Three/ Studio Room with gorgeous glass window panel by Julia Mills (Glass Designs of Newlyn), access to rear garden area

Second Floor
- Super Attic Suite with Study/Home Office/Snug to the front with extensive harbour and sea views and built in storage by MB Joinery, Wiltshire.
- Double bedroom to the rear with built in wardrobe
- Large contemporary Ensuite Shower Room, His and Hers basins, underfloor heating.

Outside
- Panoramic harbour and estuary views from the front
- Fully landscaped and rebuilt outside terraces areas to the front, with attractive slate tiling and water features.
- Further terraces to the rear, enjoying privacy in the afternoon sun for relaxing and dining
- Parking for 3 cars off Hanson Drive and double garage with wine cellar and workshop/gym below.

Services
Mains gas, water and electricity.

None of the services, systems or appliances at the property have been tested by the Agents.

Local Authority
Cornwall Council

Viewing
Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH. Tel: 01726 832299 Email: info@maywhetter.co.uk

EPC RATING C