

7 6 E S P L A N A D E

F O W E Y







FOWEY


PRICE  
£775,000

76 Esplanade



# FOR SALE

## PROPERTY TYPE

 End of Terrace

## BEDROOMS

 3

## BATHROOMS

 3

## LOCATION

 Fowey

## EPC RATING

 E

- Stunning harbour and sea views
- Prime position on the highly sought-after Esplanade
- Beautifully renovated three-bedroom home
- No onward chain

- Freehold tenure
- Grade II listed character property
- Moments from Readymoney Beach and scenic coastal walks
- Ideal as a main residence or lucrative holiday let





## 76 ESPLNADE

Situated on the highly sought-after Esplanade in the heart of Fowey, this beautifully renovated three-bedroom Grade II listed property enjoys stunning views across the harbour and out to sea. Formerly a coastguard's cottage dating back to circa 1880, the home perfectly combines period charm with stylish contemporary finishes, creating an exceptional coastal residence equally suited as a main home, second home, or successful holiday let investment. Offered with no onward chain, the property is also within easy reach of Readymoney Beach, scenic coastal walks, and the excellent selection of shops, restaurants, cafés and pubs that make Fowey one of Cornwall's most desirable waterfront destinations.

The accommodation has been thoughtfully redesigned and finished to an exceptional standard throughout. A particular highlight is the impressive first-floor open-plan living, dining and kitchen space, which has been created to maximise the spectacular water views and provide a bright, welcoming setting for both relaxing and entertaining. The contemporary kitchen is fitted with a range of integrated appliances, including double ovens, an induction hob, dishwasher, fridge/freezer and wine cooler, while a central island offers additional workspace and storage. Large windows frame the ever-changing harbour outlook, filling the room with natural light.

The property offers three beautifully presented double bedrooms arranged across two floors. The principal bedroom benefits from a generous ensuite shower room, while a further double bedroom also enjoys lovely sea views. A stylish family shower room serves the remaining accommodation, and two of the bedrooms benefit from ensuite facilities, providing excellent flexibility for family living or guest accommodation. Additional practical features include a useful utility room, excellent storage, a fully boarded attic space with lighting, and a Positive Input Ventilation system designed to improve internal air quality and comfort.

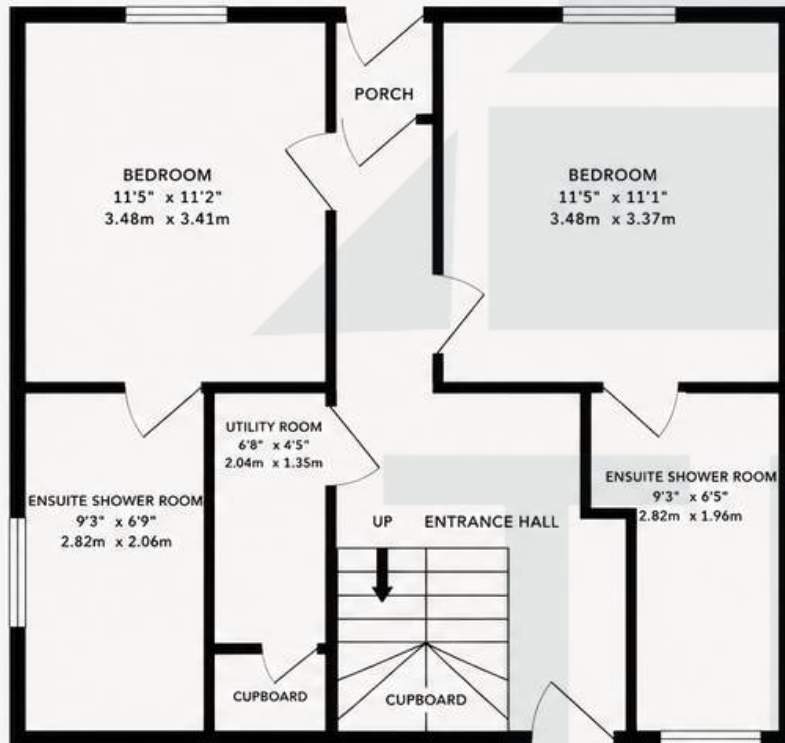
To the rear of the property is a generous terrace and courtyard area, offering a private outdoor space ideal for al fresco dining, entertaining, or simply relaxing after a day by the water. Accessed via a side pathway from the Esplanade, the outdoor area provides excellent potential for further landscaping to create a wonderful coastal courtyard garden.

Fowey is regarded as one of Cornwall's most attractive waterside towns, renowned for its sailing culture, annual regatta, boutique shops, award-winning restaurants and stunning surrounding coastline. With beaches, National Trust walks, golf courses, and attractions such as the Eden Project all within easy reach, this is a rare opportunity to acquire a superb coastal home in one of the county's most prestigious and picturesque locations. Contents are available by separate negotiation.

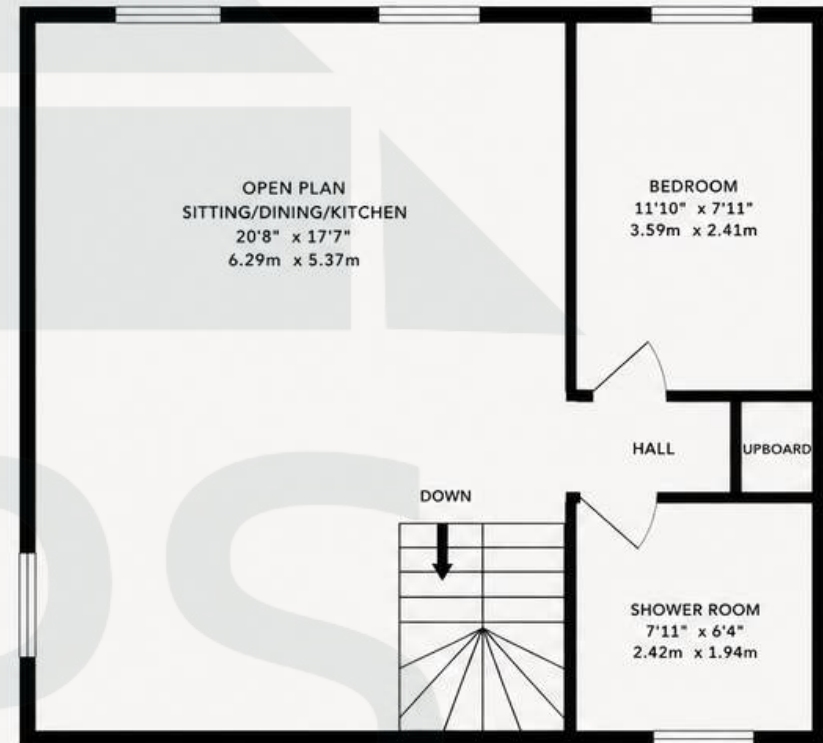




Ground Floor  
527 sq.ft. (49.0 sq.m.) approx.



1st Floor  
527 sq.ft. (49.0 sq.m.) approx.



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.



**Schools:** Tywardreath Primary School, Fowey River Academy, Doubletrees School, Biscovey Academy, Penrice Academy

**Transport Links:** Bus stop, a short walk. Par Railway Station. Fowey-Bodinnick car ferry connecting across the estuary to the A38

**Viewing:** Strictly by appointment.

**Directions:** Sat Nav PL23 1JA

**What3Words:** ///tinny.stores.snore

**Local authority:** Cornwall Council

**Council Band:** D

**Tenure:** Freehold

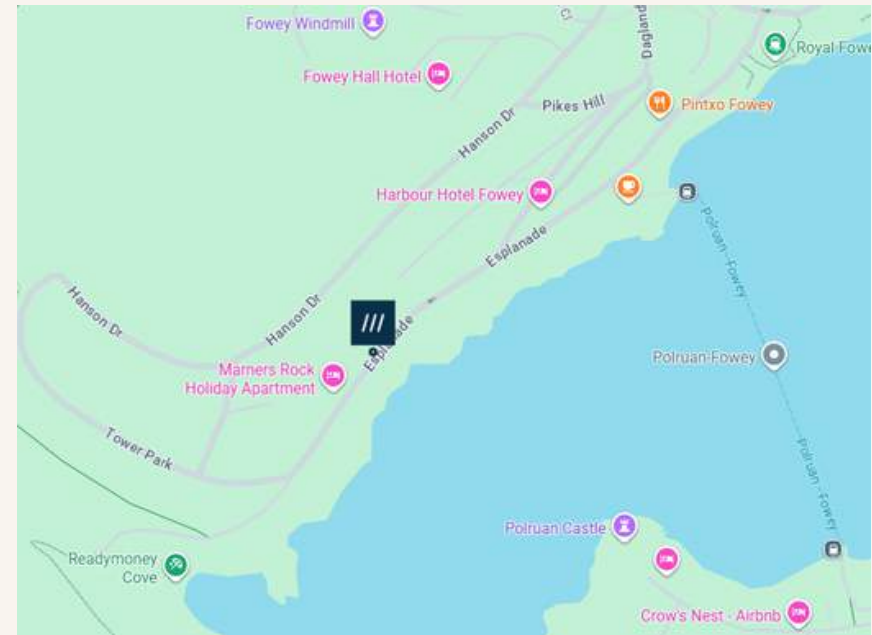
**Services:**

Heating – Electric

Electric – Mains

Water - Mains

Sewerage- Mains



VIEW PROPERTY ONLINE



## TO FIND OUT MORE

Fowey Office  
5 Trafalgar Square, Fowey,  
PL23 1AZ  
Tel: 01726 217 888

Lostwithiel Office  
9 Fore Street, Lostwithiel,  
PL22 OBL  
Tel: 01208 872728

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