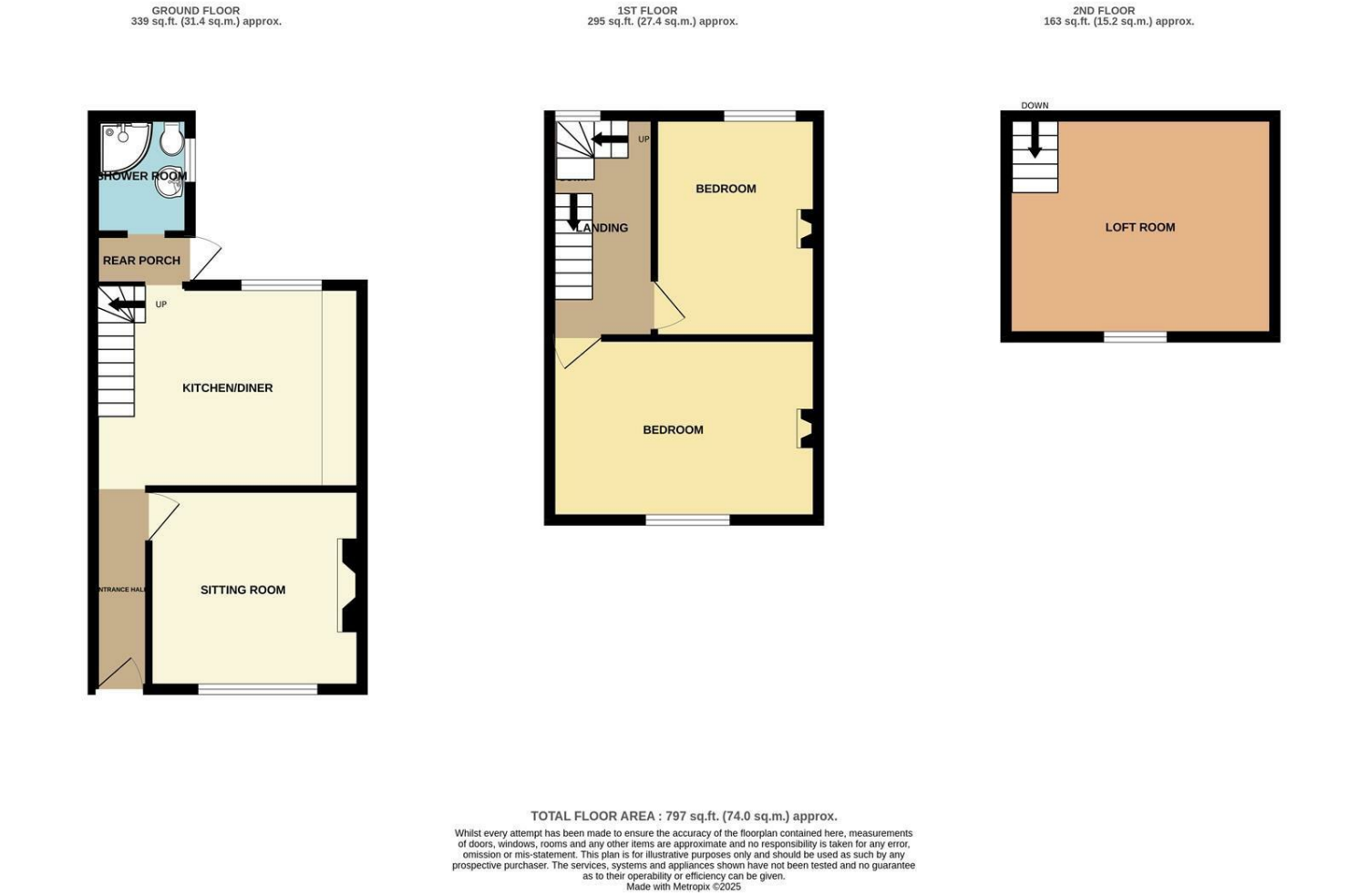




46 LOSTWITHIEL STREET,  
FOWEY, PL23 1BG  
ASKING PRICE £325,000



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Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.



**A TERRACED 2 BEDROOM HOUSE, WITH FURTHER ATTIC ROOM, IN NEED OF REFURBISHMENT. COURTYARD TO REAR, CLOSE TO TOWN CENTRE. SOLD AS SEEN. NO ONWARD CHAIN.**





46 Lostwithiel Street, Fowey, PL23 1BG

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 St. Austell and there are flights to London and other destinations from Newquay.

Lostwithiel Street in one of the most popular roads in Fowey due to its close proximity to all amenities and harbour. Within a short stroll up hill, is the towns main large car park.

ACCOMMODATION

A rare opportunity to renovate a classic mid-terraced property with period features and offering great potential

Comprising of:

- Sitting room with open fire place (not tested.)
- Kitchen/dining room.
- Ground floor shower room.
- Two double bedrooms both with ornamental period fireplaces.
- Attic room with dormer window, eaves storage and some restricted head height.



The second double bedroom has lovely views over the roof tops to the iconic Place, St Fimbarrus Church, Fowey estuary and countryside beyond.

The attic room, with the correct building regulations and consents would make an ideal third bedroom.

OUTSIDE

From a small vestibule between the kitchen and shower room, there is access to the rear courtyard. This has great potential to be a lovely sitting out area to dine in the summer months and enjoy the views over to Place and the Church. If raised and with shrubbery removed, a view of the estuary might be possible!

TENURE - FREEHOLD

Agents Note

Please note - the property is marketed as sold as seen. Limited information will be available with regards to the Property Information Form enquiries. The property will remain as available until exchange of contracts.

No parking is available at this property.

EPC - RATING G

COUNCIL TAX BAND - C

Services

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

Local Authority

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR

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