

Rohrs & Rowe

Beacon Place Station Approach, Victoria, PL26 8LG

Tel: 01872 306360

Email: info@rohrowsandrowe.co.uk



ROHRS & ROWE



23 Passage Street, Fowey, PL23 1DE

Offers in excess of £670,000

An immaculate three-storey period house, meticulously renovated throughout, enjoying views across the River Fowey to Bodinnick on the opposite shore. This elegant three-storey period townhouse effortlessly blends historic character with contemporary refinement, following an exceptional and extensive refurbishment.

Situated on Passage Street in the charming waterside town of Fowey, one of Cornwall's most coveted coastal destinations, the property offers approximately 1,100 sq. ft. of beautifully designed and immaculately presented accommodation. The layout has been thoughtfully arranged to maximise natural light and its delightful outlook, while the property also benefits from landscaped rear gardens, a notable feature that is rarely found among neighbouring properties.



A covered entrance opens into a welcoming and well-proportioned hallway, with stairs rising to the upper floors. This inviting introduction immediately sets the tone for the home's seamless balance of period detail and immaculate modern styling. At the heart of the home lies an impressive 25-foot open-plan kitchen and dining room, beautifully designed for modern living and effortless entertaining. Finished in calming, Scandi-inspired soft stone tones, the bespoke kitchen features timeless shaker-style cabinetry, a substantial central island and high-spec Dekton engineered work surfaces, while a statement range cooker is set within a charming tiled alcove. Integrated appliances and generous storage ensure the space is as practical as it is stylish, and the island provides a natural gathering point for morning coffee, casual dining or relaxed evenings with friends.

The kitchen flows seamlessly into the light-filled dining area, framed by a generous bay window that draws in an abundance of natural light throughout the day. Pale engineered oak flooring, neutral finishes and carefully considered details create a relaxed, airy atmosphere, complemented by open shelving and built-in bookcases that add both character and flexibility. Altogether, this forms a warm and sociable heart of the home, equally suited to everyday living or hosting.

Also on the ground floor is a bedroom with an en-suite shower room, offering excellent versatility — ideal for guests, multigenerational living or those seeking accessible bedroom accommodation. The first floor provides both relaxation and entertainment, with the tranquil sitting room enjoying river views—perfect for quiet mornings or evening gatherings. The principal bedroom provides a serene retreat, served by a beautifully appointed family bathroom featuring a roll-top bath. Ascending to the second floor, a further bedroom occupies the attic level, offering a peaceful hideaway with striking views across the river and surrounding countryside.

Since our clients acquired the property in 2022, it has undergone an extensive and exceptionally high-quality refurbishment, elevating it far beyond the standard of a typical period home. The attention to detail, craftsmanship and overall finish are outstanding throughout, and an internal inspection is strongly recommended to fully appreciate the quality and lifestyle on offer. This is a rare and truly special home in one of Cornwall's most desirable coastal settings.

Gardens

The property is approached from Passage Street via a flight of steps leading to a gravelled front terrace, providing space for seating. A further short flight of steps then leads to a covered porchway over the front door. To the rear of the ground floor is a decked courtyard, from where a gate opens onto steps rising to the landscaped tiered rear

garden, that offers space for al fresco dining and just generally enjoying the delightful riverside setting.

Location

Fowey is widely celebrated as one of Cornwall's most charming and vibrant waterside towns. Renowned for its maritime heritage, historic harbour and winding streets, the town offers an exceptional combination of tradition and contemporary lifestyle. Residents enjoy a wealth of independent boutiques, award-winning restaurants, quaint cafés and artisanal food producers, alongside seasonal festivals, sailing events and a thriving arts scene.

The surrounding countryside offers scenic walks, coastal paths and hidden coves, while nearby beaches provide opportunities for water sports, swimming or simply soaking up the Cornish sun. With a strong sense of community and year-round appeal, Fowey is as much about lifestyle as location, making it a highly desirable destination for those seeking quintessential Cornish living.

Summary

This meticulously maintained townhouse represents a rare opportunity to embrace riverside living at its finest. Combining period elegance, contemporary comfort and a prime central Fowey location, it offers a lifestyle that is both relaxed and richly connected to the culture, charm and natural beauty of one of Cornwall's most iconic towns.

EPC: D



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	92	A	10
B	81	B	7
C	69	C	5
D	55	D	3
E	39	E	2
F	13	F	1
G	1	G	0

