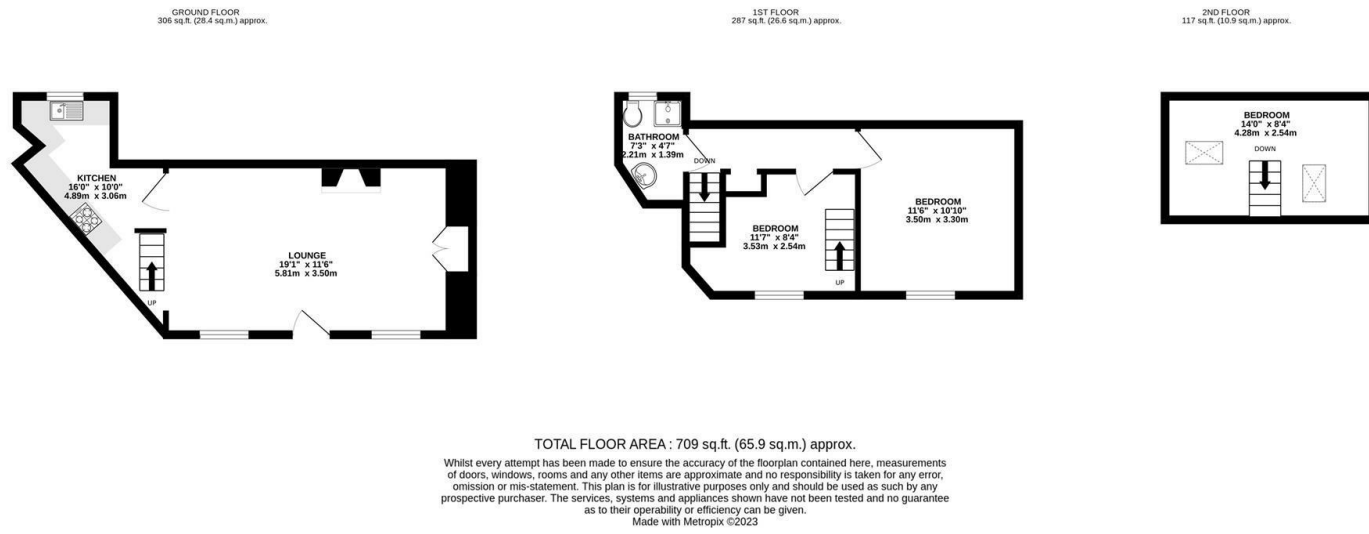




**SIDEWAYS COTTAGE BULL HILL,
FOWEY, PL23 1BZ
GUIDE PRICE £370,000**



AN EXCITING OPPORTUNITY TO PURCHASE ONE OF FOWEY'S MOST RECOGNISABLE PERIOD COTTAGES. PEACEFULLY TUCKED AWAY YET RIGHT IN THE HEART OF THE TOWN. 2 BEDROOMS, WITH CONVERTED ATTIC ROOM, SITTING OUT AREA **SUCCESSFUL HOLIDAY LET**

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Sideways Cottage Bull Hill, Fowey, Cornwall, PL23 1BZ

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.

Bull Hill is a pedestrian footpath running adjacent to the high street. Although a quiet tucked away location it is but a stones throw away from the town centre and harbour.

THE PROPERTY

Sideways cottage is an extremely attractive, picturesque property brimming with character and charm.

The front door opens directly into the spacious sitting room/dining room. A cast-iron open fireplace with pretty decorative tiles provides warmth on chillier nights and provides the focal point of the sitting room. A period cupboard and shelving give handy storage as well as adding character. Riven slate floor tiles run throughout the ground floor, where there is also plenty of room for a generous dining table.

The kitchen is just off the dining room and although petite, its clever design allows space for everything needed, including an integral oven and gas hob, one and a half sink, space for a fridge and washing machine and wall storage cupboards.



Stairs rise up to the first floor with doors leading off to the shower room and two bedrooms.

On the landing is a useful storage area with a cupboard above the stairs housing the gas boiler. The boiler provides central heating and hot water for the property.

The property offers two bedrooms, a large double and a good sized single both with views looking up to the historic Place House and Fowey Church.

The shower room has a shower cubicle, wash hand basin with vanity unit, WC and heated towel rail.

From the single bedroom, open trend fixed stairs give access to the converted attic room. This room is currently being used as a bedroom with space for two single beds and is made light by Velux windows. There is ample storage in the eaves

OUTSIDE

From Bull Hill, a metal gate opens into a useful outside sitting space. Here you can relax, unwind and watch the world go by. There is also space for storage if needed.

Sideways cottage is a successful holiday let but would equally lend itself to a second or main home.

EPC RATING D

COUNCIL TAX - NON DOMESTIC

TENURE - FREEHOLD

Local Authority

Cornwall Council

Services

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

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