MAY WHETTER & GROSE

20 TOWER PARK,
FOWEY, PL23 1JB
GUIDE PRICE £2,500,000



Total Area: 302.7 m² ... 3259 ft² (excluding balcony, store, utility room)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.











AN EXCEPTIONAL VICTORIAN PROPERTY WITH BREATHTAKING VIEWS ACROSS THE RIVER FOWEY AND OUT TO SEA. POSITIONED IN AN ENVIABLE CLIFF TOP SETTING JUST MOMENTS FROM READYMONEY BEACH, THIS UNIQUE AND BEAUTIFULLY MAINTAINED PROPERTY OFFERS VERSATILE COASTAL LIVING WITH TWO SPACIOUS APARTMENTS, STUNNING GARDENS AND PARKING FOR FOUR VEHICLES.

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
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.

Fowey (01726) 832299 MAY WHETTER & GROSE www.maywhetter.co.uk info@maywhetter.co.uk











20 Tower Park, Fowey, Cornwall, PL23 1JB

The Property
Trezunger is a striking castellated residence dating back to the 1880s situated at the mouth of the River Fowey. Trezunger was built as 2 semi-detached houses. The South-West 'Trez' side nearest the castle is on the market for the first time in 40 years.

It is a much loved home and has been renovated over the years by the current owner. Rich in period charm, the property retains original fireplaces, wooden floors, coving and a beautiful balustrade staircase.

The accommodation is arranged as two apartments:

Apartment 1 – Ground Floor
A spacious one/two-bedroom apartment with elegant bay windows, sea views, large master bedroom and smaller second bedroom/office space, sitting room with fireplace suitable for a log burner, dining room, kitchen, utility room and a conservatory opening onto the gardens.

Apartment 2 – First & Second Floors
A superb four/five-bedroom duplex apartment featuring a stunning living room with parquet flooring, wood burner and balcony overlooking the harbour. The kitchen/dining room enjoys magnificent coastal views, complete with gas AGA, complemented by four generous bedrooms including a principal suite with ensuite bathroom and captivating views over the sea and St Catherine's castle.

Outside
Beautiful, terraced gardens cascade towards the waterfront, creating exceptional outdoor spaces to relax and enjoy the ever-changing harbour scenery. A lower "gin terrace" provides the perfect vantage point for watching sailing and regatta events.

An outhouse with electricity and plumbing offers excellent utility and storage options. There is a raised accessway in front of neighbouring properties, to the front of number 20, useful for loading and unloading a vehicle.

Location
Located in the heart of the sought after sailing town of Fowey on the Cornish Riviera. It is within easy reach of boutique shops, restaurants, sailing and rowing clubs, water activities, beaches and coastal walks. It is home to the Fowey Festival of Arts and Literature and the Fowey Royal Regatta.

Excellent transport links include Par railway station, the A30 and Newquay Airport.

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

Services
None of the services, systems or appliances at the property have been tested by the Agents. Mains water, electricity and gas. Gas central heating.

Property Information
What3words ///pile.highlighted.tailors

Council Tax Band – Apartment 1 – D. Apartment 2 - E

EPC – D and D

Local Authority – Cornwall Council.

Agents Note. Both Apartments are held as Leasehold, with the Freehold for the whole building owned by Apartment 2.