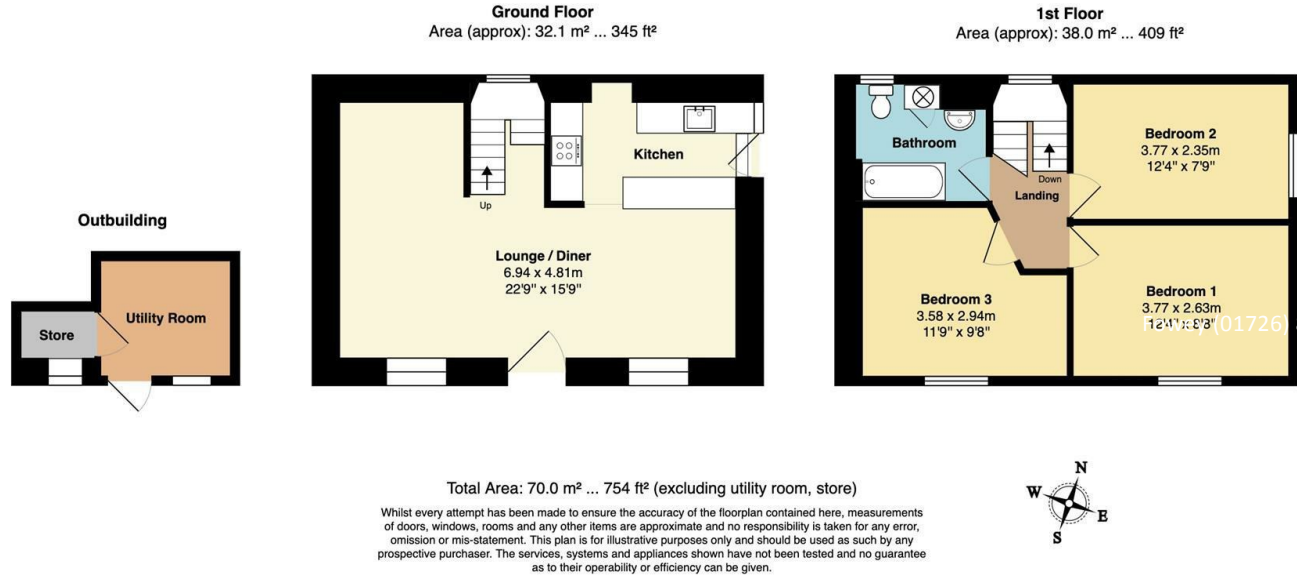




**DUCHY COTTAGE, 8 COBBS WELL,
FOWEY, PL23 1BP
GUIDE PRICE £435,000**



A BEAUTIFUL 3 BEDROOM DOUBLE FRONTED COTTAGE LOCATED JUST A SHORT DISTANCE FROM THE CENTRE OF TOWN. COURTYARD TO SIDE AND REAR OF THE PROPERTY, OUTHOUSE/STORAGE AREA. NO ONWARD CHAIN

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.



Duchy Cottage, 8 Cobbs Well, Fowey, PL23 1BP

The 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.

The Property

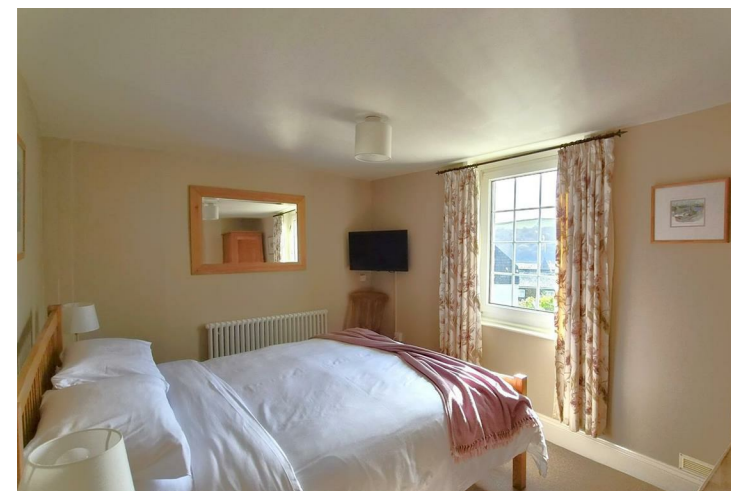
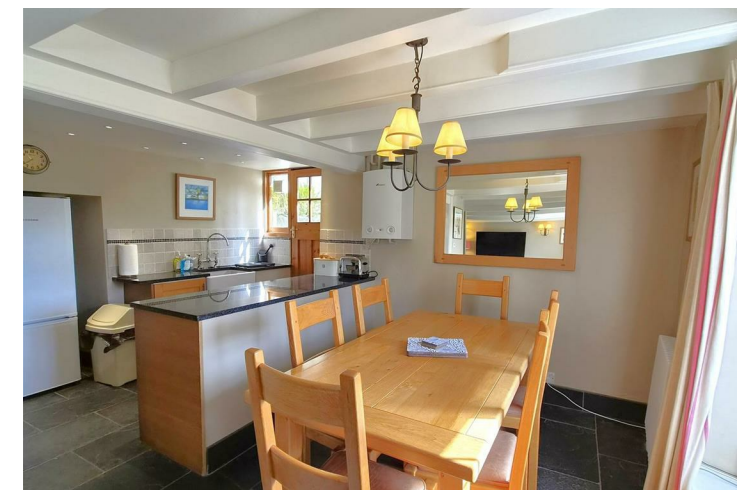
Situated just a short distance from the town quay, this lovely property offers characterful accommodation balanced with modern day requirements.

Updated by the current owners, the cottage has lovely light and airy, open plan living accommodation and the benefit of access to a courtyard and outhouse with storage area. There are 3 bedrooms and a family bathroom.

Accommodation

The front door opens to the open plan living area with attractive and characterful slate floor throughout. The sitting room area has space for sofas and a window looks out onto Cobbs Well. The dining area has space for table and chairs and another window with deep sill looks to Cobbs Well. Stairs rise to the first floor.

The well appointed kitchen has breakfast bar and ample work surface. A range of base and wall units provide storage space and there is an AEG oven with hob over. There is space for the dishwasher and fridge/freezer. A door leads to the courtyard at the side of the property.



Stairs lead to the first floor with part panelled walls in the stairwell. The landing has doors to all bedrooms and bathroom.

There is a good sized double bedroom to the front of the property with lovely views over the town and glimpses of the harbour. A further twin bedroom is located to the front with similar views. A double bedroom is located to the rear with a window overlooking the courtyard to the side of the cottage.

The family bathroom has a white suite, comprising panelled bath with electric shower over, WC and wash hand basin. A cupboard houses the hot water tank and offers additional storage.

Outside

The property is accessed directly from Cobbs Well. There is a timber gate to the side of the cottage which gives direct access to the paved courtyard with access to the kitchen. Steps lead up to a further paved courtyard, with space for dining table and chairs. There is a very useful outhouse with power and light and which currently houses the washing machine and tumble dryer. A door opens to a further, very useful storage room.

Council Tax Band - Business Rates

EPC Rating - D

Freehold

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.

Local Authority

Cornwall Council.