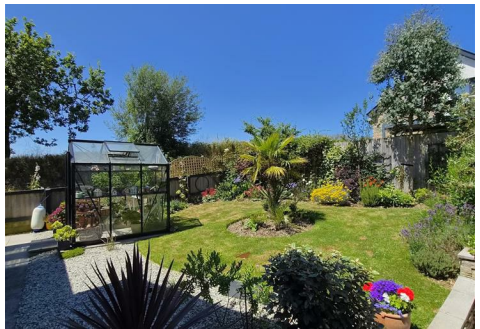




**37 LANTIC ROAD,  
FOWEY, PL23 1FD  
GUIDE PRICE £597,500**



**A STUNNING 4- BEDROOM DETACHED FAMILY HOME, SITUATED AT THE END OF A CUL-DE-SAC IN A SOUGHT AFTER ESTATE ON THE EDGE OF FOWEY. INTEGRAL GARAGE, OFF-ROAD PARKING FOR 3 CARS, ATTRACTIVE LANDSCAPED GARDENS. VIEWING HIGHLY RECOMMENDED!**

**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.



**37 Lantic Road, Fowey, PL23 1FD**

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.

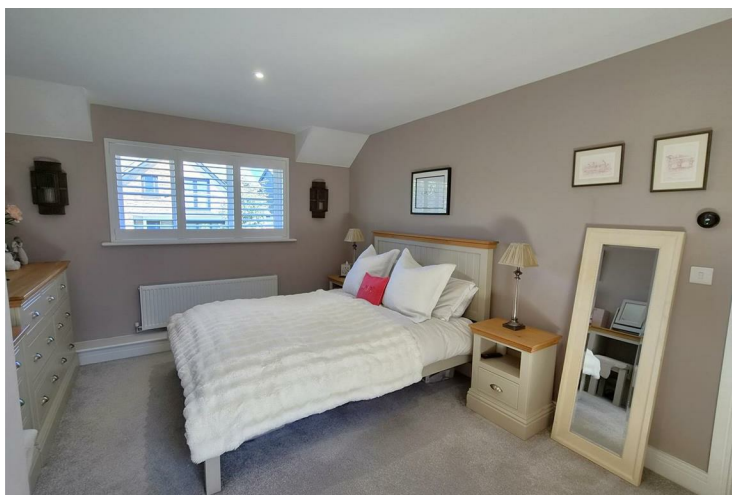
A spacious, beautifully presented 4-bedroom family home on the 5-year-old Burrington Estate . Ideally situated at the end of the cul-de-sac next to an open field, the home has been treasured and enjoyed by the current owners.

**THE PROPERTY**

A door opens into a light and welcoming entrance hall with direct access to the integral garage. A cupboard under the stairs provides plenty of space to store shoes and hang coats. Stairs rise to the first floor, whilst a further door opens into the spacious, modern and elegant living area.

Although open plan, each area is defined. The sitting area focuses around a contemporary wood-effect electric fire, making the room feel warm and cosy on cooler nights. The dining area looks out to the landscaped gardens through tri-fold doors, which bring the outside in and provide a wonderful social space for dining on summer days, parties or indeed, any occasion.

The light, sleek kitchen is well-equipped for any budding cook, comprising an integral dishwasher, fridge freezer and double oven. There are also ample storage units. A generous breakfast bar provides plenty of worktop to prepare food while socialising with friends and family.



Leading on from the kitchen is a utility room, with additional units and space for a washing machine and tumble dryer. There is access to the rear garden and a door opening to a separate WC.

Rising to the first floor, a warm open landing greets you and provides access to 4 double bedrooms and a family bathroom. The large principal bedroom has views over the rear garden, built-in cupboards and a modern shower room made light by a Velux window.

A second double has a front aspect view, and two further doubles look over the pretty rear garden. Bedroom 3 has large wardrobes which are included in the sale, and Bedroom 4, currently being utilised as a study, has a Juliet balcony.

**OUTSIDE**

The beautiful landscaped gardens provide a feeling of peace and calm, with areas designed for relaxing with a good book, al fresco dining and a gardener's heaven with flower and shrub borders surrounding a lawned area. Access to the front garden can be gained from either side of the house, but the current owners have utilised one access and built a wooden storage area, ideal for the BBQ and other garden items.

To the front of the property is a tarmaced parking area for 2 cars and a gravelled area for either a further car or a boat. The garden is lawned with a hedge surround.

**TENURE - FREEHOLD**

**EPC RATING - B**

**COUNCIL TAX BAND - E**

**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