MAY WHETTER & GROSE

THE WATCHERS SCHOOL HILL, GOLANT, PL23 1LL
GUIDE PRICE £595,000



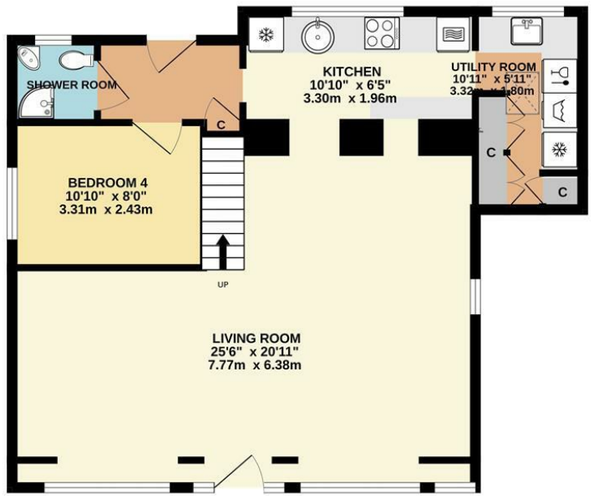




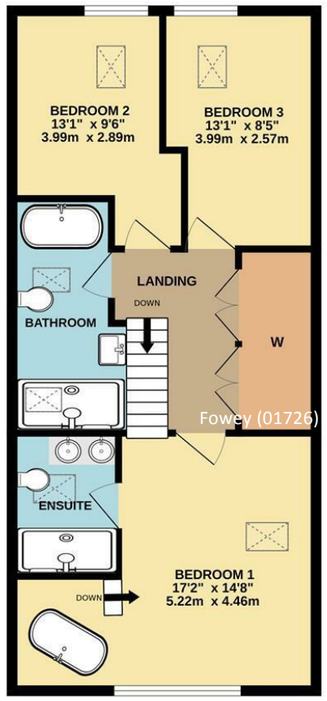


AN EXTREMELY STYLISH FOUR BEDROOM DETACHED HOME WITH GLORIOUS,PANORAMIC FOWEY ESTUARY VIEWS. ELEVATED POSITION WITH GARDENS AND OFF ROAD PARKING. WOULD BE SUITABLE AS A MAIN HOME, SECOND HOME OR HOLIDAY LET *SELLING CHAIN FREE!*

GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR
626 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 1327 sq.ft. (123.3 sq.m.) approx.

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.
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The Watchers School Hill, Golant, PL23 1LL

LOCATION

The quiet waterside village of Golant is situated on the western side of the Fowey River and is a popular place to live with kayaking, Golant Rowing Club, village pub and waterfront location. There is a public slipway for launching plus boat mooring, subject to availability and permission.

Par is 3 miles by road, providing shops, post office, surgery and train station whilst Fowey, now established as a well-known and desirable place to visit, is 2.5 miles, providing Primary and Secondary schools, the Royal Fowey Yacht Club, excellent pubs, boutique hotels and award winning restaurants overlooking the river out to sea.

Located in an elevated position, The Watchers allows you to enjoy one of the most stunning, panoramic views over the Fowey estuary and countryside beyond. Residing at the end of School Lane, gives this home a quiet and peaceful setting.

ACCOMMODATION

The vendors have, with great care and attention to detail, refurbished this property to an extremely high standard. The ground floor comprises of an open plan living area, kitchen, utility room, shower room and twin bedroom.

The Watchers is not a property to disappoint! The views from the light and airy open plan living room are magnificent. Large windows and a glass panelled door flood the room with light and give a largely unbroken view of Fowey estuary with the countryside beyond. This spacious room has a designated sitting area, dining area and kitchen, brought together by engineered oak flooring.

The Shaker styled kitchen has plenty of base level storage units due to most of the white goods being accommodated for in the very useful utility room. This also has a generous amount of storage cupboards.

A twin bedroom is next to a walk in shower room with WC and wash hand basin.

An oak tread staircase rises to the first floor on to a landing again filled with light from the Velux windows and light décor. Storage cupboards line the hallway taking out the need for wardrobes in the bedrooms thus giving more space to each room. To the rear are two double bedrooms, one is currently a twin and a very modern and impressive family bathroom with with double shower cubicle, wash hand basin freestanding bath and heated towel rail.

The generous sized principal bedroom is outstanding. The elevated views over the river make this a room you would never want to leave. A free standing bath set on a raised step provides the ultimate place to relax and unwind whilst watching life on the river.

A beautifully designed en-suite bathroom comprises of double shower, WC, heated towel rail and twin wash basins stand with vanity unit.

The house has a wet underfloor heating system on the ground floor and electric underfloor heating on the first floor.

OUTSIDE

To the front of the property there is an off road parking space with steps leading up to lawned area with mature shrubs.

Further steps lead up to a door giving access into the open plan living area. A path leads around to the side of the property to the rear garden. There is a storage area underneath which is very handy for garden equipment, bins etc

Steps continue around the left hand side of the house to the rear where the property over hangs a sheltered area, suitable for storage and a door gives access into the property.

Further steps lead up to a lawned area with mature shrubs and plants. At the top of the garden is a large decked seating area where outside dining and views of the estuary can be enjoyed.

EPC RATING D

COUNCIL TAX BAND E

TENURE - FREEHOLD

Local Authority
Cornwall Council

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.