



The image displays two floor plans for a property. The left plan is the Ground Floor, and the right plan is the 1st Floor.

GROUND FLOOR
APPROX. FLOOR AREA 601 SQ.FT. (55.9 SQ.M.)

The Ground Floor plan includes the following rooms and features:

- BEDROOM 3:** 13'7" x 12'9" (4.2m x 3.9m)
- BEDROOM 2:** 11'6" x 8'5" (3.5m x 2.6m)
- BATHROOM:** Located between Bedroom 3 and Bedroom 2.
- MASTER BEDROOM:** 13'5" (max) x 12'7" (4.1m (max) x 3.8m)
- SHOWER ROOM:** 7'11" (max) x 6'1" (2.4m (max) x 1.9m)
- CUPBOARD:** Located near the Shower Room.
- ENTRANCE HALL:** Features a staircase leading up.
- CUPBOARD:** Located near the Entrance Hall.

1ST FLOOR
APPROX. FLOOR AREA 624 SQ.FT. (58.0 SQ.M.)

The 1st Floor plan includes the following rooms and features:

- LIVING ROOM:** 22'11" (max) x 19' (max) (7.0m (max) x 5.8m (max))
- KITCHEN:** 18'11" x 9'3" (5.8m x 2.8m)
- LANDING:** Located at the top of the stairs.
- STAIRS:** Leading down to the Ground Floor.

TOTAL APPROX. FLOOR AREA 1225 SQ.FT. (113.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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A THREE BEDROOM, CHARACTER PROPERTY FORMING PART OF A FORMER VICTORIAN SCHOOL BUILDING, OFFERING SPACIOUS ACCOMMODATION WITH VIEWS TO THE HARBOUR, PARKING SPACE AND GARAGE. LOVELY SPACIOUS GARDEN WITH TERRACE AND VIEWS TO THE HARBOUR.



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Hall House, The Old School, 8 Daglands Road, Fowey, Cornwall, PL23 1JL

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

This lovely 3 bedroom house forms part of an historic building which was previously part of the Fowey Grammar School. The accommodation is set over 2 floors and offers easy main home living or luxury second home accommodation. With the benefit of on site parking and garage, the property has views out over St Fimbarrus Church and across town towards the harbour. The recently remodelled rear garden offers a superb entertaining space with views to the harbour - this property really does offer it all!

From the gravelled front garden, the front door opens to an entrance hall, with stairs rising to the first floor.

There is a spacious principal double bedroom with built in storage, large bay window and elegant en suite shower room. A second double bedroom has a window to the rear terrace and built in wardrobe. A further double bedroom can accommodate an additional single bed and there is an attractive family bathroom with with Villeroy and Boch sanitaryware, underfloor heating and dual control towel rail.



On the first floor, a useful landing area opens to a lovely, light and airy sitting room with wooden floor and additional dining area, and this room benefits from lovely views over the town to the water. The well appointed, bespoke kitchen has views to the water, a range of integrated appliances and offers a delightful and homely atmosphere with additional breakfast bar. A door leads from the kitchen to steps leading down to the rear garden.

Outside

From Daglands Road, there is a shared pedestrian access to the front of the property, where there is an attractive front garden area, planted with low maintenance shrubs and plants, an ideal spot for morning coffee!

The rear garden is accessed from the rear of the house where there is a paved terrace area which leads to a lovely, enclosed garden with beautiful paved patio and steps leading down to the lawned area. The garden is enclosed by a stone wall, with borders planted with shrubs and there is ample space for a summerhouse/gazebo area.

The parking area is accessed from Hanson Drive where there is a garage and further parking space. Both the garage and space held on a 999 year lease with no rent payable. The property is freehold.

Council Tax Band - F

EPC Rating - C

Freehold

Viewing

Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.
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