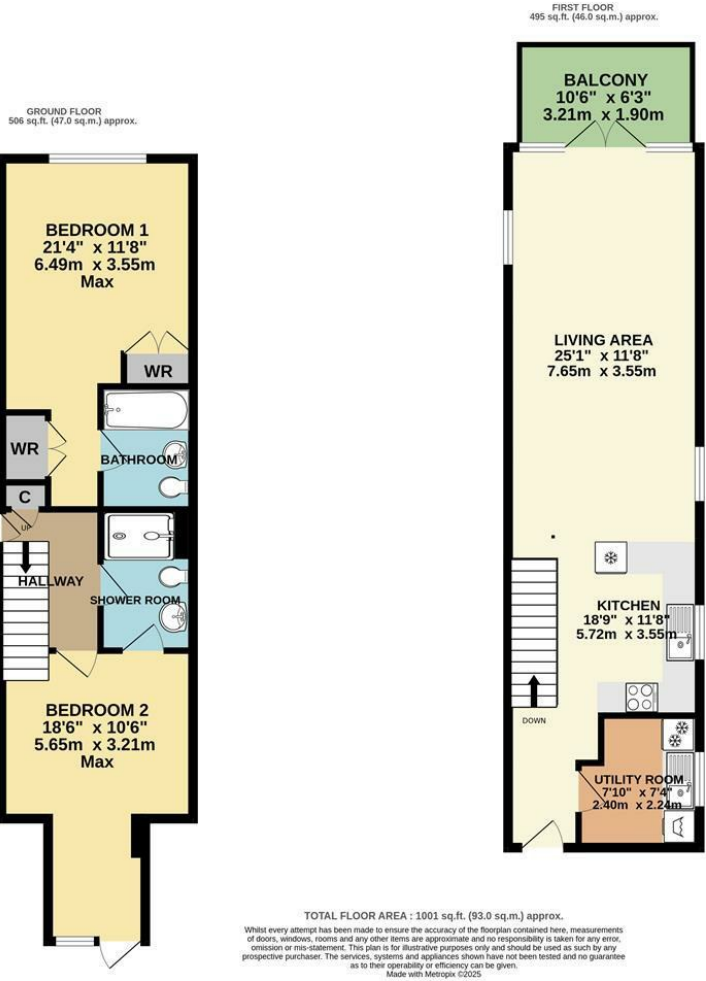




THE OLD WORKSHOP, REFUGE COURT,  
FOWEY, PL23 1AZ  
GUIDE PRICE £795,000



**A RARE OPPORTUNITY TO PURCHASE AN EXCEPTIONAL WATER FRONTING PROPERTY, WITH STEPS LEADING DOWN TO THE BEACH. COMPLETELY RENOVATED BY THE CURRENT OWNERS, THIS FABULOUS HOUSE IS AN IDEAL BOLT HOLE, HOLIDAY LET OR BIJOU MAIN HOME. NO ONWARD CHAIN.**

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## The Old Workshop, Refuge Court, Trafalgar Square, Fowey, PL23 1AZ

**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**  
Tucked away in a quiet position in the centre of the town, this fabulous hidden gem offers it all - wonderful views over over the estuary and steps down to the beach. There is a frape (subject to licence from the Harbour Commission), suitable for a dinghy sized boat and beautifully presented accommodation throughout. Converted from a former workshop/boat store by the current owners, the renovation has been carried out to an exceptionally high standard with high specification fixtures and fittings.

Located just a couple of minutes walk from the town quay the property is accessed via a shared pathway signposted Refuge Court. A wooden a gate opens to a tiled courtyard at the front of the property, a lovely area to sit out and enjoy the sun or for a BBQ.

**Accommodation**  
Steps from the courtyard lead to the front door which opens to a stunning, open plan living space. Designed by a local architect to make the most of the wonderful harbour views, this stunning, light and airy space has glazed doors opening to the balcony with panoramic views to the harbour and across to Polruan. Galvanised steps lead down to the beach below and the property has a frape (subject to Harbour Commission licence).



The living space has a vaulted ceiling with exposed beams and an attractive wooden floor throughout. The sitting room area has space for sofas and chairs, positioned to enjoy the wonderful view. There is space for a dining table and chairs and the well appointed kitchen is contemporary in style with base and wall units with ample workspace over. There are integrated appliances including fridge, slimline dishwasher, electric oven and 4 ring hob over.

A very useful utility room has sink and drainer, with space for washing machine, tumble dryer and under the counter fridge or freezer. The heating and hot water is operated by the combination gas boiler located on the wall. Steps lead down from the living area to a hallway with useful storage cupboard.

The principal bedroom is a generous size and has a large window with breathtaking water views. There are two deep storage cupboards and a door opens to the en suite bathroom. A panelled bath as a shower over, WC and wash basin.

A shower room is accessed from both the hallway and bedroom 2 and has a large shower with tiled walls, WC and wash basin.

A door opens to a further large double bedroom with door opening to the courtyard and door opening to the "jack and jill" shower room.

**Outside**  
The property is approached via wrought iron gate at the bottom of Lostwithiel Street. A shared pathway leads down to the timber gate, giving access to The Old Workshop's private courtyard. From the courtyard steps lead up to the front door with access to the living area. A further door opens to the second bedroom.

Accessed from the sitting room area, expansive doors open to the balcony with safety glass and stainless steel balustrade. An ideal spot to watch the endless activities on the harbour. A gate leads to a spiral staircase to the beach.

**Council Tax Band - D**

**EPC Rating - C**

**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.