



**35 HANSON DRIVE,
FOWEY, PL23 1ET
GUIDE PRICE £1,950,000**



AN INCREDIBLE OPPORTUNITY TO PURCHASE A SIZEABLE PROPERTY IN ONE OF THE MOST OUTSTANDING LOCATIONS IN FOWEY WITH PANORAMIC VIEWS OF THE ESTUARY AND OUT TO SEA. LARGE GARDENS WITH POTENTIAL FOR SEPARATE PLOT WITH SEPARATE ACCESS. FOR SALE WITH NO OWNARD CHAIN. THE PROPERTY IS OFFERED AS INFORMAL TENDER - CLOSING DATE FOR TENDERS 15TH MAY 12 O'CLOCK

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.



35 Hanson Drive, Fowey, PL23 1ET

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, Bodmin Parkway and St. Austell and there are flights to London and other destinations from Newquay.

The Property
 Residing in one of the most exceptional locations in Fowey and offering fabulous views to the harbour, Polruan and out to sea, this lovely location is one of the most enviable sites in the town. 35 Hanson Drive is a sizeable, family house, standing in large grounds and gardens, with a garage and room above.

Offered to the market for the first time in nearly 30 years, the property has been a much loved family home and now offers scope for modernisation or complete redevelopment if required. The large gardens have a separate access from Gallants Drive and there is scope for a separate plot.

Arranged over 2 floors, the accommodation is generous and makes the most of the wonderful views with 8 sea facing rooms including the open plan living space located on the first floor and wonderful balcony

The Accommodation
 The front door opens to the entrance hall with stairs leading to both the first floor and lower ground floor. A door also opens to the garage.

The first floor offers the most exceptional views to the harbour and sea from all of the main rooms. The large sitting room has sliding doors opening on to the balcony, a sizeable area for large table and chairs and sofas to enjoy the stunning views over the gardens and out to sea. Windows also have views up to Pont and over the adjoining field, owned by The National Trust.



There is a study and dining room/snug accessed from the hallway, both with lovely sea views, along with a bathroom. The kitchen has wall and base units and again, a lovely harbour and expansive sea view.

The lower ground floor has 4 double bedrooms, 3 of which face South over the harbour to Polruan. There are 2 bathrooms and a further kitchen/utility room with views over the terrace and out to sea and a door opening to a pathway at the side of the property, leading down to the garden and terrace running along the South side of the property.

There is a double garage, with a door opening to another pathway on the other side of the property, leading down to the garden and terrace. The garage is accessed from the entrance hall. From the garage stairs lead up to a first floor, with Velux windows. This area has been used as a hobby room and could be used as additional accommodation or an ideal work from home office as required.

Viewing is highly recommended to appreciate the location and views from the property.

Gardens and Grounds
 The size of the grounds are impressive with access from both Hanson Drive and also Gallants Drive. The main driveway has parking for several vehicles and there are pathways around all sides of the property to the gardens and terrace below. Enclosed by mature hedging and fencing, the gardens offer scope for development. There is the benefit of separate access via a driveway leading to Gallants Drive.

What3words ///september.moon.kingpin

Council Tax Band - G

EPC Rating - E

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.

Agents Note
 The property is offered to the market with INFORMAL TENDER. All tenders are to be received to the office by 15th May at 12 o'clock midday. Please ask for further information.

Freehold