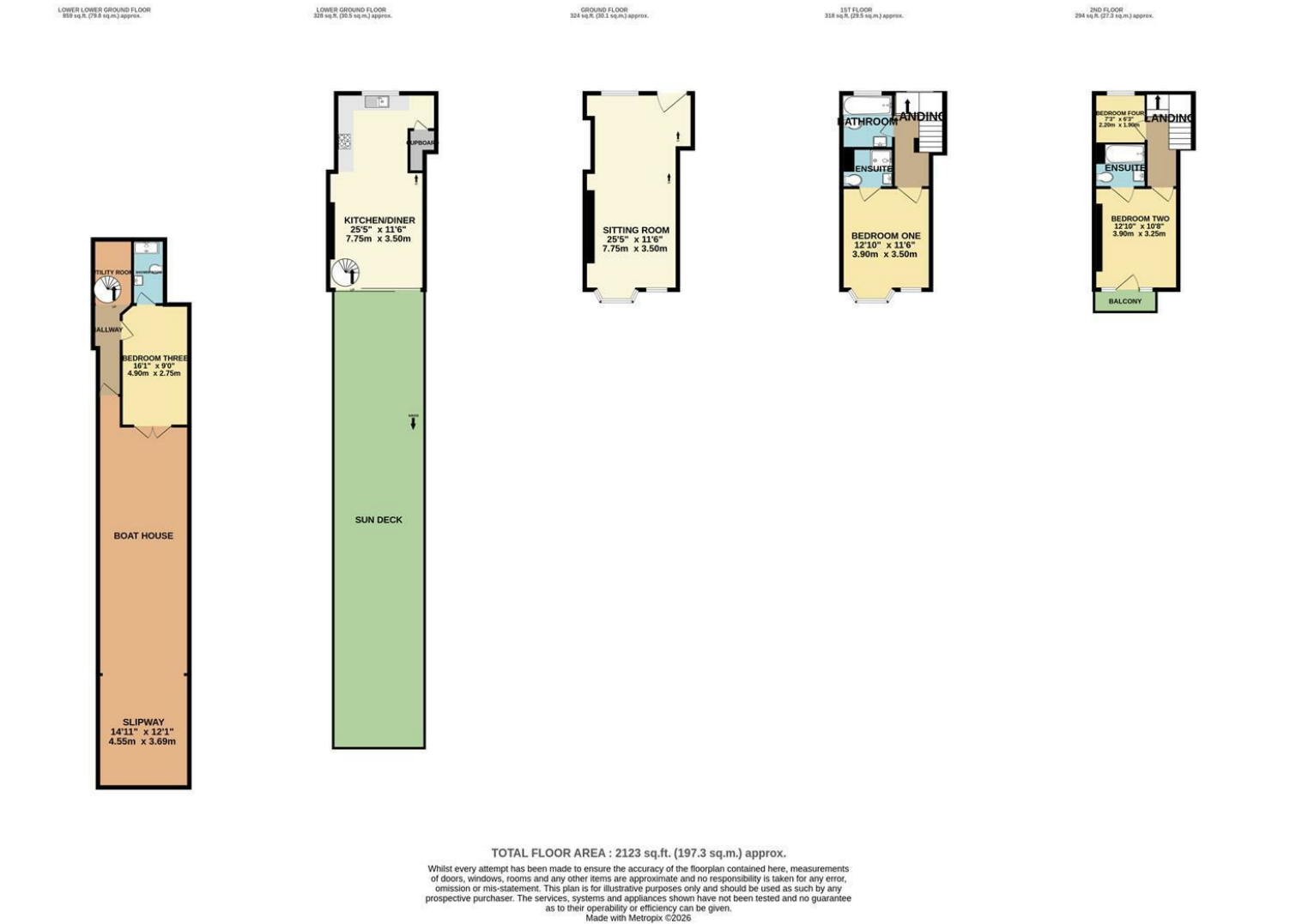




12 NORTH STREET,
FOWEY, PL23 1DD
GUIDE PRICE £1,395,000



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A STUNNING WATERFRONT TOWNHOUSE OFFERING IMPRESSIVE AND FLEXIBLE LIVING ACCOMMODATION OVER FIVE STOREYS. WITH FABULOUS PANORAMIC VIEWS OVER THE RIVER, A SUPERB ENTERTAINING DECK AND SIZEABLE BOAT STORAGE AREA WITH BOAT CRANE, SLIPWAY, FRAPE MOORING AND STEPS DOWN TO THE FORESHORE, GIVING DIRECT ACCESS TO THE WATER.



12 North Street, Fowey, PL23 1DD

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.

North Street is a central location in Fowey Town and provides easy, level access to all the local amenities and restaurants. In the opposite direction to the town, but also a level walk away, are two large car parks, Caffa Mill and Harbour Commission overflow car park.. Caffa Mill operates the car ferry over to Bodinnick and the town's public slipway.

THE PROPERTY

This desirable property offers the best of modern family living and, given its unique waterfront location, is especially suited to anyone with a love of sailing and other water sports. Updated and improved over recent years, this property offers a great combination of stylish ambience, unsurpassable views, and modern convenience.

Entering the property from North Street into an open plan living room, one is immediately drawn to the stunning views through the generous bay window across the fantastic outdoor deck, to the boats on the river. There is space for coats and shoes on entry, cupboards for storage, lovely wooden flooring, and a working wood burner with attractive slate hearth. A handsome staircase leads to the upper floors, and further stairs lead down to the Lower Ground Floor.

The First Floor comprises a smart family bathroom including bath with shower over, WC and basin, and the principal bedroom of generous proportions, with lovely bay window having fantastic river views, and ensuite shower room with walk-in shower with rain head shower head.

The second floor has a single bedroom at the front of the house, as well as a spacious guest suite with ensuite bathroom, with bath with shower over, WC and basin. This bedroom also benefits from elegant plantation shutters and French doors opening to a super balcony, with all-encompassing river views.



Returning to the lower floors, stairs from the Ground Floor lead down to the Lower Ground Floor. This floor comprises a gorgeous and well appointed kitchen/dining room, full of light, with fantastic patio doors opening to the substantial outdoor decking area. Composite decking with chrome and glass surround, make the most of the wonderful water views. A spiral staircase leads down to the floor below, with a very useful utility area, and masses of space for the storage of all manner of boating paraphernalia. There is another bedroom suite on this level, with a spacious bedroom and ensuite shower room, making four bedrooms in all.

The exterior section of this floor provides capacious storage for dinghies and rib boats, with a state of the art boat crane, boat davits and a slipway. There are steps down to the foreshore and access to the frape mooring at all states of the tide (subject to Fowey Harbour Commission Licence).

OUTSIDE

12 North Street has a spectacular waterside terrace overlooking the harbour which is an ideal space for entertaining and watching the boating activities in the harbour. There is a gate from the terrace giving access to the boat house and slipway below.

DISTANCES

Truro – 22 miles
Plymouth – 37 miles
Newquay Airport – 22 miles
A30 Bodmin – 12 miles

EPC RATING - E

COUNCIL TAX BAND - D

TENURE - FREEHOLD

DIRECTIONS

From the centre of town, follow Fore Street into North Street and property can be found on the right hand side of the road where is a small layby for unloading only.

Local Authority

Cornwall Council.

Services

Mains gas, electricity, water and drainage. 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.
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