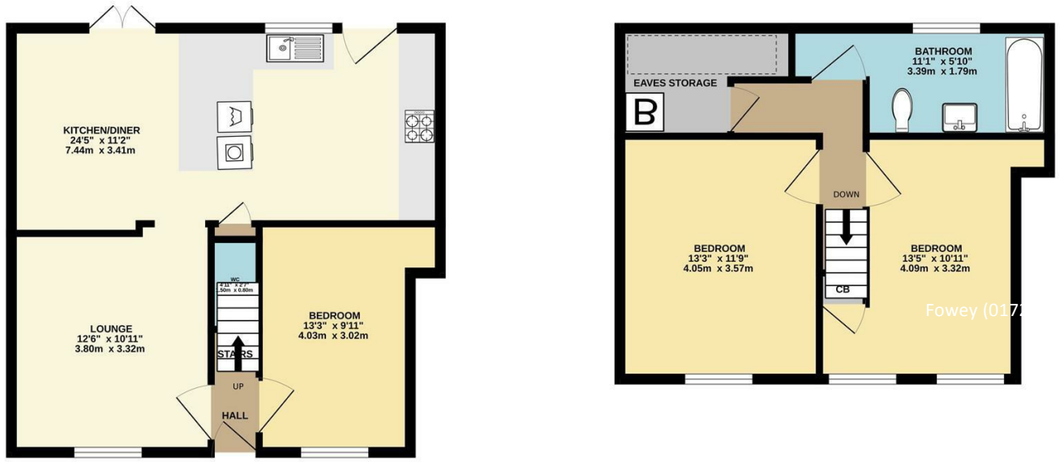
MAY WHETTER & GROSE

66 LOSTWITHIEL STREET, FOWEY, PL23 1BQ
GUIDE PRICE £450,000

GROUND FLOOR
528 sq.ft. (49.1 sq.m.) approx.

1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 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.
Made with Metropix ©2026













A PRETTY THREE BEDROOM STONE COTTAGE, A FEW MINUTES WALK FROM THE CENTRE OF TOWN, IS NOT TO BE MISSED. GOOD DECORATIVE ORDER WITH LARGE WALLED GARDEN. PARKING AVAILABLE BY SEPARATE NEGOTIATION. GRADE II LISTED. NO ONWARD CHAIN.

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.











66 Lostwithiel Street, Fowey, Cornwall, PL23 1BQ

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 Cornish cottage has been a main home for the owner but would equally make a stunning second home or holiday let. Renovated by the vendor during their ownership, the cottage has retained much character but with a contemporary style.

The accommodation is presented in good order and has a lovely feel, especially in the open plan kitchen/ dining room which has the wow factor and is a great entertaining space. There is a sitting room and bedroom on the ground floor.

Stairs from the entrance hall lead to the first floor where there are two double bedrooms and a family bathroom.

A large, walled and secluded garden is a particular feature of the cottage and attracts sun all day.

Gas central heating. Contents by separate negotiation.

Accommodation
(with approximate rooms sizes on the floor plan)

Ground Floor
- Sitting room with window to front, wooden floor
- Ground floor bedroom, with wooden floor and separate toilet
- Large open plan fully fitted kitchen and dining room, tiled floor opening to
- Large, secluded and private walled garden

First Floor:
- Two spacious double bedrooms
- Family bathroom
- Large storage cupboard

Agents Note
A parking space is available by separate negotiation with a Guide Price of £55,000 and located just a minute from the property. Although on a separate title it will be available for simultaneous completion with the cottage. It is preferred that the parking space is sold alongside the sale of the cottage. It will not be sold separately prior to the cottage sale.

The garage is held on the remaining term of a 125 year lease which commenced 1st January 2002. Ground rent £150 pa. Service charge approx £400 p.a.

Services
None of the services, systems or appliances at the property have been tested by the Agents.

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

EPC RATING D