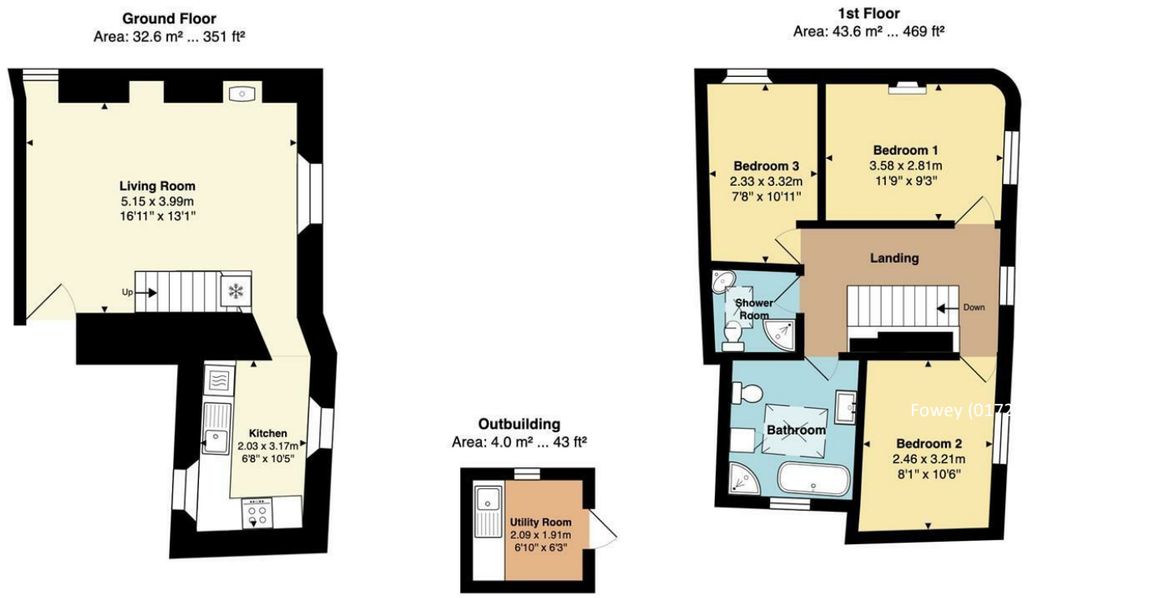
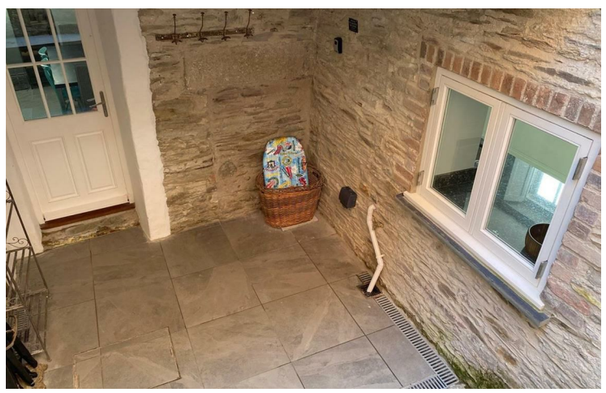






Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
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MAY WHETTER & GROSE

POTTERS 6 COBBS WELL, FOWEY, PL23 1BP
GUIDE PRICE £599,950









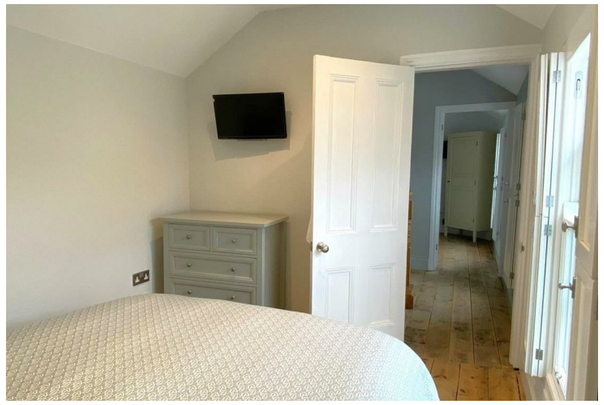
A SUPERB DETACHED 18TH-CENTURY PERIOD COTTAGE WITH 3 BEDROOMS AND 2 BATHROOMS. LOCATED IN AN ELEVATED AND TRANQUIL POSITION, A STONE'S THROW FROM FOWEY TOWN CENTRE AND HARBOUR. COMPLETELY RENOVATED TO THE HIGHEST QUALITY, WITH A PRIVATE GARDEN, DINING SPACE, KITCHEN AND STORE. VIEWS OVER THE ICONIC CHURCH, PLACE AND PART FOWEY ESTUARY VIEW. SELLING CHAIN-FREE.











Potters 6 Cobbs Well, Fowey, Cornwall, PL23 1BP

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

Potters Cottage is a bright and beautifully renovated detached home, dating back to the 18th century and offers exceptional privacy, craftsmanship and modern comfort throughout. Fully renovated in 2022/2023 to an outstanding standard, the cottage feels warm and welcoming, with every detail carefully considered to create a refined and characterful home. Adding to the property's uniqueness, Potters Cottage features a rare Corbelled corner, the only one in Fowey, a distinctive architectural detail that dates back to the 18th century, which sets the property apart and reflects its historic character.

Entrance to the property is via a substantial key-coded Iroko arched gate that opens to the lower courtyard via the cottage's original granite steps. The lower courtyard is covered, which provides an ideal space for coats, shoes, logs, water gear and sandy paws. There is also a useful outside tap and electrical sockets located here. Outdoor stairs lead up from the lower courtyard to the large upper tiled terrace which is enclosed by a stunning traditional solid stone wall that enhances the property's character and privacy.

Stepping into the property, the light dual aspect open-plan living room is rich with cottage charm, featuring lime flagstone flooring, hand burnished radiators, a bespoke oak staircase with purposefully built understairs storage and a cosy Charnwood log burner. Custom-made double-glazed Iroko sash windows have been fitted throughout the property with beautiful bespoke wooden shutters, complementing the cottage's character. Both the main lounge and kitchen's sash windows have the useful feature of oak window seats. The cottage possesses a plethora of electrical plugs, many with charging points. Internal decoration, Farrow & Ball.

The lime flagstone flooring continues through an attractive archway leading to the charming dual aspect cottage kitchen, which benefits from a high ceiling and underfloor heating. The kitchen includes polished blue pearl granite work surfaces, Bosch appliances: an integral double oven, induction hob and dishwasher and there is plenty of cupboard space. A Liebherr larder fridge with large ice box is located in the archway. A delightful feature of the cottage kitchen is the specially designed fully opening window that creates a convenient serving hatch for outdoor dining.

Upstairs, the high ceilings coupled with the natural light, create an uplifting sense of spaciousness. Solid wooden flooring runs across the landing and into all three bedrooms, which also possess high ceilings. The two front bedrooms respectively accommodate a super-king and king-sized bed and enjoy views of St Fimbarrus Church, Place House and part views of the Fowey estuary. The front Corbelled corner bedroom also possesses a decorative fireplace. The third king-sized bedroom has a view over Rose Hill and of Place House. The main bathroom and shower rooms are located on the first floor; both rooms are finished to a luxury contemporary specification.

The attic is accessed from the landing, is fully boarded, has light and houses the boiler; the attic also offers plenty of extra storage space. A new high-capacity Worcester 50kW combi boiler ensures reliable hot water performance throughout the property, fully capable of supporting both bathrooms and all other water usages in the cottage concurrently.

The main bathroom features a standalone tub bath and Villeroy & Boch toilet, basin and matching vanity unit and tall-boy. The separate Villeroy & Boch shower has been fitted with a premium Grohe system. The bathroom is fully tiled in an elegant modern finish, with a large, heated fitted mirror and wall lights/shaver point. A key feature of the main bathroom is a glorious large electric roof velux window, which not only lets natural light flood in, but provides a tranquil view whilst using the bathroom.

The shower room is light and airy and includes a Villeroy & Boch toilet and basin. A Villeroy & Boch shower has been fitted with premium Grohe system. The shower room is full tiled, matching that of the main bathroom and has a large, heated towel rail, a substantial heated fitted mirror and shaver point. Again, a velux window allows natural light to beam through.

OUTSIDE

Outside, bullnose tiled steps, lined with bespoke wrought iron handrails, lead up from the lower courtyard to the large enclosed rear terrace, which wonderfully enjoys full sun all day. Views from the terrace are of Place House and countryside beyond. The recently renovated stone wall wraps around the tiled terrace; an attractive retained stone border partially runs along the back wall. The terrace is fully equipped with external lighting, multiple outdoor power sockets, outdoor tap and large utility which was sympathetically built to match that of the cottage.

The terrace has been cleverly designed for al fresco living and boasts a fully fitted outdoor Beefeater entertaining unit, which includes black granite work surface and sides, Beefeater 6-burner gas BBQ, lockable outdoor fridge, a sink with hot and cold water and plenty of storage drawers and cupboards. The BBQ connects directly to the cottage's gas supply, eliminating the need for bottles.

The utility outbuilding provides hot and cold water, electricity, and space for a separate washing machine, tumble dryer, freezer and additional storage. To one side of the utility, behind a wooden gate, is a tucked away storage area.

EPC Rating: D

TENURE - FREEHOLD

COUNCIL TAX BAND

Services
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.
Tel: 01726 832299 Email: info@maywhetter.co.uk

Local Authority
Cornwall Council