



**29 PASSAGE STREET,
FOWEY, PL23 1DE
GUIDE PRICE £535,000**



29 PASSAGE STREET, FOWEY, CORNWALL, PL23 1DE
 TOTAL FLOOR AREA : 1192 sq.ft. (110.8 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.
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A WELL PRESENTED AND RENOVATED 3 BEDROOM TOWNHOUSE, SITUATED WITHIN AN EASY WALK TO THE CENTRE OF TOWN. ELEVATED TERRACED GARDEN WITH VIEWS TO THE WATER, BODINNICK AND MIXTOW BEYOND. NO ONWARD CHAIN.

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
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29 Passage Street, Fowey, PL23 1DE

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
 Renovated by the current owners, Treleigh now offers exceptional accommodation over three floors. With an elevated terraced garden to the rear of the property providing pretty views to the water and countryside beyond, and a further gravelled terrace to the front, this lovely Edwardian house has much to offer. The property is currently a successful holiday let.

Located in an elevated position, the property is accessed via shared steps which lead to a gravelled terrace at the front of the property.

The front door opens to a welcoming hallway with mosaic tiled floor and stairs rising to the first floor. A door opens to the lovely sitting room with bay window offering views to the front terrace and Passage Street. There is a feature fireplace with alcove to one side. The room leads through to a dining area with space for table and chairs and window to the rear courtyard.

There is a step up to a door which opens to the well appointed kitchen with slate tiled floor and door to the courtyard. There is a range of cream coloured base and wall units with ceramic sink and drainer and a good degree of work space. Integrated items include electric oven with 4 ring hob over, under counter fridge, washer dryer and slimline dishwasher. A door opens to a useful under stairs storage cupboard.



From the entrance hall, stairs lead to the first floor landing. A good sized double bedroom has a bay window with window seat to the front elevation with views down Passage Street and a glimpse of the water. A further double bedroom is located to the rear of the property, and there is a shower room with large shower enclosure, WC and wash basin, tiled floor.

From the landing a door opens to stairs leading to the second floor principal bedroom. This lovely, light and airy room has two dormer windows with views to Bodinnick, the harbour and countryside beyond. A door opens to an en suite bathroom with panelled bath, separate shower cubicle, wash basin and WC, tiled floor and Velux window.

Outside
 To the front of the property there is a gravelled terrace area with space for table and chairs - an ideal spot to catch the morning sun. To the rear of the property a door opens to a small courtyard, with gate opening to a shared accessway. Shared steps lead to the upper level and a pathway leads to neighbouring garden. There is access over this garden to steps which lead to the elevated rear paved terrace, enclosed by green fencing. This spacious area has space for table and chairs/sun loungers and has a lovely view to the harbour, Mixtow and surrounding countryside - a great spot to sit and relax.

Council Tax Band - C/Changing to business rates

EPC Rating - C

Agents Note
 The contents, except personal items, are available by separate negotiation.

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.