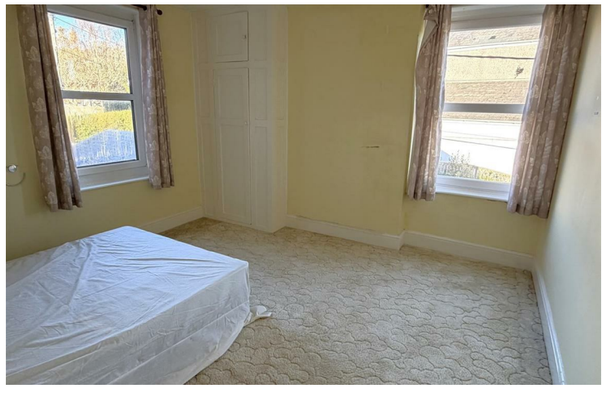
MAY WHETTER & GROSE

13 VICARAGE ROAD,
PAR, PL24 2PQ
GUIDE PRICE £400,000













A SEMI DETACHED 4 BEDROOM HOUSE WITH GARDENS AND PARKING. LOVELY VIEWS OVER THE REAR GARDEN, TO COUNTRYSIDE BEYOND, GLIMPSE OF THE SEA. NO ONWARD CHAIN. ALTHOUGH IN NEED OF UPDATING, WOULD MAKE LOVELY FAMILY HOME.

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
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Fowey (01726) 832299 MAY WHETTER & GROSE www.maywhetter.co.uk info@maywhetter.co.uk











13 Vicarage Road, Tywardreath, Par, PL24 2PQ

The Location
Tywardreath is a pretty village located between Fowey and Par. It has a fantastic community spirit that revolves around the local village pub, church, primary school and village convenience store. Within a 15 minute walk is the village of Par which has many local amenities including doctors, library, post office, sports field with running track and convenience stores as well as Par beach which is dog friendly all year round. It also has excellent transport links with a railway station in Par on the London Paddington to Penzance line.

The nearby historic Harbour Town of Fowey is a popular sailing centre with two thriving sailing clubs, an annual regatta and literary festival. A good range of shops and businesses, award-winning restaurants, hotels and public houses have established Fowey as a popular high-quality holiday destination. Fowey sits in an Area of Outstanding Natural Beauty and includes a glorious coastline, rugged uplands and tranquil wooded river valleys. The spectacular Lost Gardens of Heligan and world famous Eden Project, two of the Great Gardens of Cornwall, are an easy drive from Fowey and Tywardreath.

The Property
Situated in a convenient position on this quiet road, yet close to local village amenities, this sizeable period property would make a fabulous family home with rear gardens and parking for a number of cars on the drive at the front of the house.

In need of modernisation, this generous sized house offers flexible accommodation over two floors. There is a lovely outlook over the rear garden to neighbouring fields and further afield, a glimpse of the sea.

The property is accessed via Vicarage Road where there is parking for several vehicles and a small area of garden to the front. The rear garden is a good size and laid mainly to lawn, enclosed by mature hedging and fencing. The property and rear garden faces south and attracts sun all day.

Accommodation
A door opens to the kitchen with tiled floor and range of base and walls units. Beko oven and space for dishwasher. A window overlooks the courtyard/driveway and a door opens to the utility room with gas boiler, wall units and slate shelving, partly tiled walls and floor. Door opens to the hallway, with stairs leading to the first floor and cupboard under the stairs.

The dining room has two windows allowing in plenty of light and there is a fireplace with tiled hearth and mantle over. Double doors open to the sitting room with aspect out to the rear garden. There is a fireplace and large bay window with wooden window seating. A door from the sitting room opens to the hallway.

A conservatory is located to the rear of the property and has lovely views over the garden and neighbouring countryside. A door opens to the garden with steps down.

Stairs leads to the first floor landing and doors open to all bedrooms and bathroom.

There are 2 double bedrooms and 2 single bedrooms, one of which would also suit as a study. The largest of the double bedrooms is located towards the front of the house and has a basin and feature fireplace and storage cupboard. A further bedroom at the front has a basin and storage cupboard and the double bedroom to the rear of the property has fitted wardrobes and views over the garden and countryside. The single bedroom also has views over the garden.

The family bathroom has a large walk in shower, WC and wash basin, window with frosted glass.

Outside
The property is easily accessed from Vicarage Road where there is parking for several vehicles. There is an outhouse with WC and further building used for storage. A small garden to the front bounded by a brick wall and the rear garden is laid mainly to lawn with a further timber storage shed.

EPC Rating - D

Council Tax Band - C

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.