

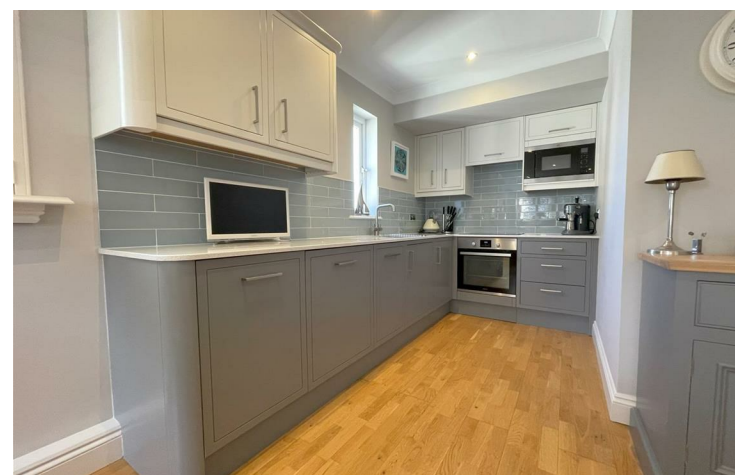


MAY WHETTER & GROSE

11 TROY COURT, DAGLANDS ROAD, FOWEY, PL23 1JX GUIDE PRICE £850,000



TOTAL FLOOR AREA : 1403 sq.ft. (130.4 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 BEAUTIFULLY PRESENTED 3 BEDROOM TOWN HOUSE LOCATED IN AN ELEVATED POSITION, JUST A SHORT WALK TO THE TOWN CENTRE. STUNNING VIEWS TO THE HARBOUR AND ADDED BENEFIT OF ON SITE DESIGNATED PARKING.

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
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Fowey (01726) 832299



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11 Troy Court, Daglands Road, Fowey, PL23 1JX

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

Located in an elevated position with stunning harbour views, this property offers beautifully presented flexible accommodation over 3 floors. Due to being located at the end of the row, the house benefits from additional windows to the side elevation, providing lovely light and airy accommodation. There are 4 private outside spaces, three with lovely water views along with views from the sitting room.

With the benefit of on site designated parking, the property is unrestricted and would suit as either a main home, 2nd home or holiday let.

The property is accessed directly from Daglands Road and there is a courtyard which is partly decked, to the front of the property with space for a seating area. Steps lead up to the entrance level where there is a balcony and the front door opens to the useful entrance hall, an ideal space for coats and boots.

From the hall a door leads to a beautifully designed bespoke kitchen with quartz worktop, integrated appliances and attractive wooden flooring. There are plenty of wall and base units providing storage along with space for a dining table and chairs and windows to both front and side elevations.

Stairs lead down to a deceptively spacious sitting room with engineered oak flooring and double doors that open out to a balcony with beautiful estuary views.

On the ground floor there are two generous double bedrooms - bedroom three has a window to the front and side elevation, a useful storage cupboard and is currently used as a second reception room/snug. Bedroom two is a good sized double room with double doors opening out to a paved terrace with views across the rooftops to the harbour.



From the hallway there is access to an elegant shower room with WC, wash basin and shower cubicle.

There is also a practical cupboard and shelving providing further storage. This area is currently housing the washing machine, tumble dryer and fridge/freezer, therefore adding usable space to the kitchen.

On the first floor there is a generous sized landing, currently used as a study area with cupboards - ideal for laundry and additional storage. Doors open out to a fabulous sun deck with breath taking views - the perfect spot to sit back and enjoy the panoramic vistas, alfresco dining and watching life on the water.

Stairs lead up to the principal bedroom, which has a window to the front elevation, further window to the side elevation. There is also a stylish en suite with shower cubicle, wash basin and WC.

Outside

As well as the lovely private terraces and balcony, the property benefits from the use of the pretty communal gardens. A dedicated parking space comes with the house, and there is additional space at the front of the property with attractive decking and planting, another area to sit and catch the last of the sun.

Council Tax Band - F

EPC Rating - C

Tenure - Freehold

There is a management company for the communal areas at Troy Court, each property owner has a share and there is a service charge of £550 PA, this covers the gardening and maintenance of all communal areas.

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, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR