



12 NORTH STREET

Fowey, Cornwall



BEAUTIFUL WATERFRONT TOWNHOUSE WITH FABULOUS ESTUARY VIEWS, ROOF TERRACE, BOAT HOUSE, SLIPWAY, ACCESS TO FORESHORE AND WATER AND FRAPE MOORING

Summary of accommodation

Lower Ground Floor: Kitchen/dining room and roof terrace

Ground Floor: Sitting room

First Floor: Principal bedroom/shower room suite | Bathroom

Second Floor: Guest bedroom/bathroom suite with balcony | Further bedroom

Basement: Bedroom/shower room suite | Storage area | Boat house with crane, slipway, steps to foreshore and water and frape mooring

Distances: Lostwithiel 7.5 miles, St Austell 8 miles, Bodmin and A30 12 miles, Liskeard 19 miles

Truro 22 miles, Newquay Airport 22 miles, Plymouth 38 miles

(All distances are approximate)

Guide price: £1,250,000

SITUATION

The pretty harbour town of Fowey is one of Cornwall’s most attractive waterside towns/villages and famous for its boat building heritage. With its bustling harbour and safe anchorage, it is a haven for sailors and has two popular sailing clubs and excellent yachting facilities. The town benefits from a good range of shops, boutiques, cafés, pubs and restaurants and also enjoys a renowned annual Regatta and the Daphne du Maurier Literary Festival. At Caffa Mill there is a car ferry to Bodinnick and a public slipway. There is a passenger ferry across to the gorgeous village of Polruan on the opposite side of the estuary, including the popular gastro pub, The Lugger Inn.

At the south end of the town is the charming sandy beach at Readymoney Cove, sheltered by the town on one side and St Catherine’s Castle on the other and behind which Daphne du Maurier once lived.

The inland port of Lostwithiel provides a good range of shops, restaurants, schools etc.

The Fowey Estuary is one of the most beautiful and unspoilt in Cornwall, running inland as far as Lostwithiel and branches off to Lerryn, Penpoll and Pont on its tributary creeks. The deep water is a magnet for yachtsmen and it has inspired many authors, including Daphne du Maurier. The Estuary provides excellent opportunities for a variety of watersports including kayaking, paddleboarding, windsurfing, fishing etc. and the South West Coast Path provides spectacular coastal walking, passing some remote, beautiful beaches and coves.

The south coast of Cornwall is renowned for its beauty with its many beaches, coves, estuaries and rocky cliffs, whilst inland is attractive rolling countryside. The Eden Project is just over 6 miles away and The Lost Gardens of Heligan about 14 miles.



The A390 leads from St Austell to the A38 near Liskeard and east to Plymouth. There are stations with mainline connections to London (Paddington) at Par, St Austell and Lostwithiel. At Bodmin there is access onto the A30 leading east to Exeter and the M5 motorway. From Plymouth there are ferries to France and Spain. Newquay Airport has daily flights to Gatwick and other domestic and international destinations.

THE PROPERTY

North Street is in a central location within the town and provides easy access to all the town’s facilities as well as a level walk to two car parks at Caffa Mill and the Harbour Commission overflow car park.

Number 12 occupies a gorgeous waterfront position and is a most attractive terraced townhouse with fabulous estuary views, including a stunning roof terrace, boat storage, slipway, frape mooring and steps down to foreshore and water.

The well presented accommodation has been stylishly updated in recent years to provide comfortable accommodation on five floors, taking full advantage of the glorious views. The entrance door opens to the spacious and light sitting room with exposed boarded flooring, fireplace with woodburner and bay window overlooking the estuary. Stairs rise to a landing with access to the principal suite, again benefiting from a bay window overlooking the estuary, a separate bathroom and the stairs continue up to the guest bedroom with en suite bathroom and French doors out to a balcony enjoying wonderful views up and down the Fowey Estuary. There is also a further bedroom on this floor.

Stairs down from the sitting room lead to the open plan kitchen/dining room with exposed boarded flooring, fitted kitchen, dining area with fireplace with woodburner and glazed sliding doors out to the fabulous and spacious roof terrace with composite decking, glazed balustrades and spectacular views over the estuary, providing an idyllic area for outdoor dining and sitting whilst enjoying the breathtaking views and watching all manner of boating activities.



From the dining area a spiral staircase descends to the spacious boat house providing extensive boat storage space. There is a door to a useful storage area and to a further bedroom/shower room suite. In the boat house there is a modern boat crane, boat davits and stairs up to the roof terrace above. There is a slipway and steps down to the foreshore and access to the frape mooring at all tides (subject to Fowey Harbour Commission License).

There is a small lay-by beside the house for unloading only.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains gas, water, electricity and drainage.

Local Authority: Cornwall Council: 0300 123 4121

EPC: E

Council Tax: Band D

Directions: PL23 1DD



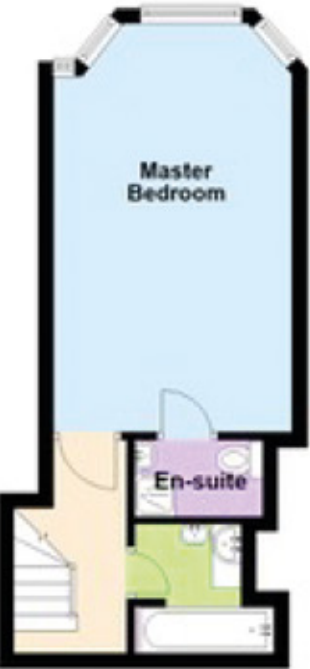
Basement



Lower Ground Floor



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area
2123 sq ft / 197.3 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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