

12 TOWER PARK
FOWEY

JONATHAN

CUNLIFFE

12 Tower Park, Fowey PL23 1JB

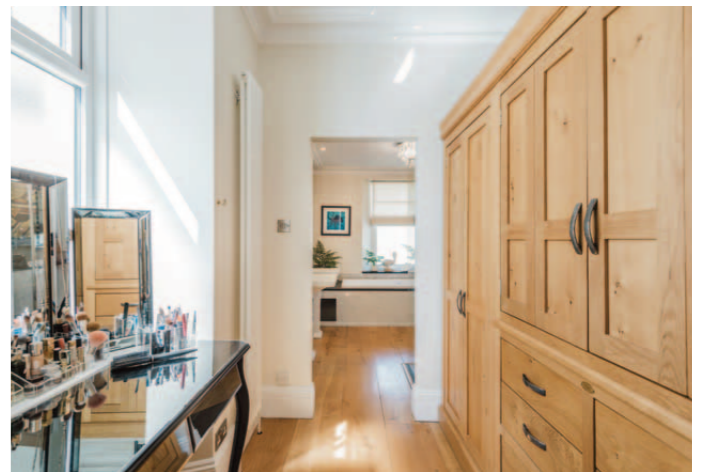
One of Fowey's finest townhouses. An exceptional freehold above the harbour entrance with awe-inspiring views across the harbour and out to the open sea, private steps to shore below and off street parking for 3-4 cars.

- 5/6 bedrooms • 4 bath/shower rooms • Study/bedroom 6
- Spacious kitchen-breakfast room • 28 ft reception room with sea views
 - Gym/studio/office • Enclosed rear gardens
 - Waterside gardens with steps down to rocks
 - Private off-street parking for several cars
- EPC C, Council Tax Band G • Freehold • 3522 sqft









SETTING THE SCENE

Protected by a narrow harbour entrance, the charming town of Fowey on the south Cornish coast offers a safe haven and deep-water moorings for the keen sailor, providing access St. Austell Bay and the rest of the south Cornish coastline. The town itself remains largely as it has been for many years with charming narrow streets winding between the many elegant and historic buildings just behind the water's edge, with the Royal Fowey Yacht Club and Gallants Sailing Club at opposite ends of the town.

Much of the wooded bank opposite Fowey surrounding Pont Pill creek are in the ownership of the National Trust. The beautiful coastal footpath known as the Hall Walk runs between Polruan and Bodinnick and continues along the south Cornish coast. The novelist Daphne Du Maurier came to Fowey in her early twenties and immediately fell in love with the town, living for many years at Bodinnick where her parents bought a house in 1926.

Despite this idyllic situation, Fowey is not far from the London Paddington - Penzance main line railway, with an overnight 'sleeper' service, and stations at nearby Par and Lostwithiel. There are regular flights to UK and other European destinations from Newquay Airport.

THE TOUR

The handful of substantial three storey Victorian houses on Tower Park occupy what is arguably the finest position in Fowey, overlooking the harbour entrance and with terraced gardens descending down towards the water.

The 180 degree water views take in Fowey harbour, Polruan, Pont Pill and of course the open sea. In addition to the staggering views, the house is a short stroll from the sandy beach at Readymoney Cove, perfect for that early morning swim.

But what makes this opportunity so very special is that not only does this house occupy such an exceptional position, but it is also an exceptional house too. The interior is sublime, with spacious open plan living on the ground floor. The beautiful kitchen-breakfast room is flooded with natural light by the atrium above, but also opens through to the dining room and sitting room too, making the most of the sea views.

Six exquisite bedrooms and the beautiful bathrooms are spread across the upper two floors. There are three bedrooms (or two bedrooms and a study) on the first floor, including a luxurious main suite with walk-through dressing room separating the sea-facing bedroom with large bay window from the en suite bathroom suite.

The second floor is more spacious than one might imagine and home to a further three bedrooms, with one being en suite and the other two sharing a family bathroom.

STEP OUTSIDE

This really is the house with everything, and unusually for a house so close to the water, it has generous gardens, with an enclosed garden to the rear, beautifully laid out with level lawn, terrace, a heritage-style greenhouse and having a beautifully sunny aspect.

Immediately below the house and with separate access is a superb gym, although this useful and well finished space could also serve as a good home-office or workshop/studio.

On the seaward side of the road the freehold continues with valuable private off-street parking for several vehicles and then terraced gardens descending to a stunning terrace perched directly above the harbour entrance.

SERVICES

Mains water and electricity, drainage and mains gas fired central heating. Fibre to cabinet broadband (FTTC)

Please be aware we cannot confirm that all these services comply with current regulations

DISTANCES (all distances approximate)

Readymoney Cove 350 yards, Royal Fowey Yacht Club 900 yards, Fowey Gallants Sailing Club 1 mile, Bodmin (A30) 12 miles, Truro 24 miles, Par Station (main line station) 5 miles

WHAT3WORDS LOCATION

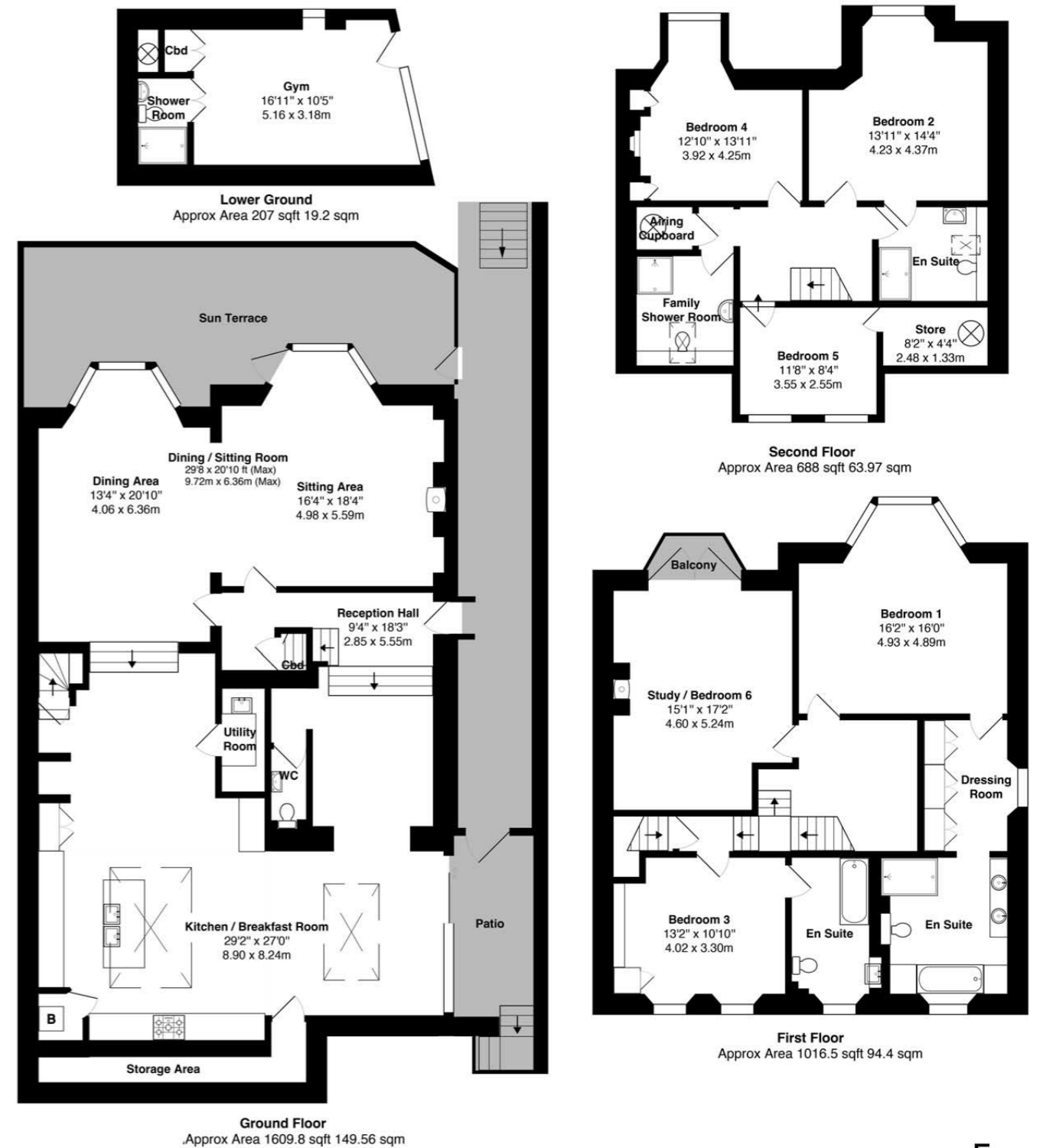
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EPC

C

COUNCIL TAX BAND

G



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

12 TOWER PARK FOWEY PL23 1JB
TOTAL APPROX. FLOOR AREA 3522. sqft (327.2 sqm)
(excluding patio, sun terrace, balcony)

All measurements are approximate and for display purposes only



ANTI-MONEY LAUNDERING REGULATIONS

It is a legal requirement that we receive verified identification from all buyers before a sale can be formally instructed. Your cooperation on this matter is much appreciated to ensure there is no unnecessary delay in concluding a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FUNDING

Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale.

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