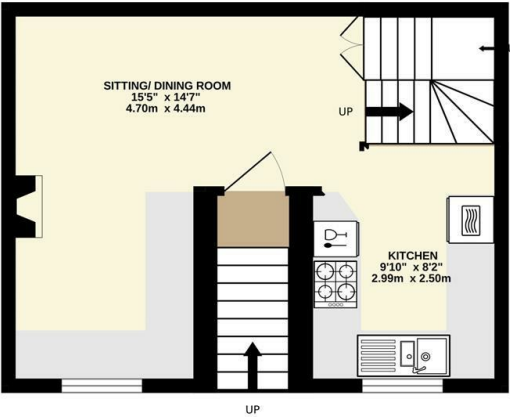


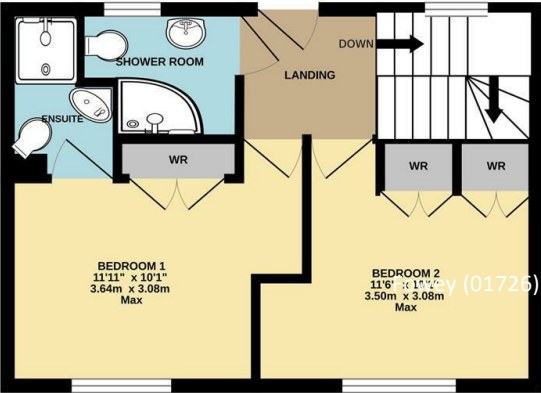


3 NORTH STREET,
FOWEY, PL23 1DB
GUIDE PRICE £450,000

GROUND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 641 sq.ft. (59.6 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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Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTONS ACT 1991
Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.



A DELIGHTFUL TWO BEDROOM COTTAGE, IDEALLY LOCATED IN THE HEART OF THE IDYLIC TOWN OF FOWEY, THIS SPECTACULAR COTTAGE IS BRIMMING WITH CHARACTER AND BOASTS A PRETTY, ELEVATED PRIVATE GARDEN ALLOWING YOU TO SIT BACK AND TAKE IN THE TRANSCENDENT VIEWS OF THE HARBOUR, OVER THE ROOFTOPS.



House on the Rock, 3 North Street, Fowey, Cornwall, PL23 1DB

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

A rare opportunity to purchase an iconic two bedroom property ideally situated in the heart of Fowey. House on the Rock offers charming accommodation arranged over two floors with steps leading up to a gorgeous, private garden laid to lawn - allowing you to sit back and enjoy the awe-inspiring views of the harbour.

The property is accessed via steps from North Street. The front door opens into the living area comprising a bijoux sitting room with wood flooring, painted stone walls and fireplace housing an electric fire, dining area with space for a dining table and chairs, and well-appointed kitchen with slate flooring. The kitchen has wall and base cupboards providing plenty of storage and worksurface, built in oven and microwave, stainless steel sink with drainer, integrated dishwasher and gas hob. Windows in the sitting room and kitchen create a light and spacious feel and there are exposed beams throughout. Stairs rise to the first floor and provide understairs storage space.

www.maywhetter.co.uk



The first floor comprises two bedrooms, one with an ensuite, and shower room.

Bedroom one is a good size with a window looking down towards the town (excellent for people watching!), built in wardrobe and ensuite with shower cubicle, wash hand basin and wc.

Bedroom two is also situated at the front elevation with built in wardrobes, window to the front of the property, and alcove providing extra space.

The family shower room is well-equipped with corner shower cubicle, wash hand basin, wc and window to the rear elevation.

The Outside

From the landing, a door gives access to a concrete covered area with a utility unit that houses the boiler with space and plumbing for a washing machine. Stairs lead up to a gorgeous, private garden. The garden is laid to lawn with a gravelled seating area - superb for relaxing in the sun taking in the panoramic vistas of Fowey harbour. The garden is made private by white rendered walls to the side and pretty Cornish stone wall at the back - there is a well established palm tree and well stocked flower borders, as well as a summer house and timber shed.

Freehold

EPC - C

Council Tax Band - C

Local Authority

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

Services

None of the services, systems or appliances at the property have been tested by the Agents.

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

(01726) 832299