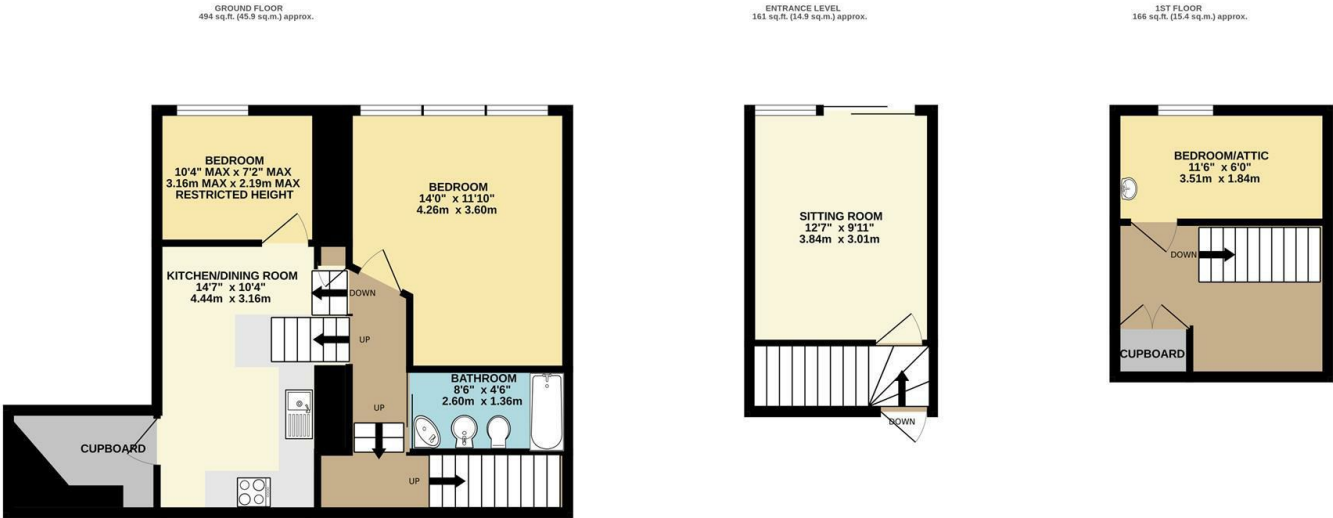




10A BULL HILL,
FOWEY, PL23 1BZ
GUIDE PRICE £375,000



TOTAL FLOOR AREA : 820 sq.ft. (76.2 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 UNIQUE IN DESIGN 3-BEDROOM HOME TUCKED AWAY ON BULL HILL. ENJOY BEAUTIFUL, ESTUARY VIEWS FROM ALL ROOMS AND THE BALCONY. EXCEPTIONAL, PANORAMIC VIEWS FROM THE PRIVATE ROOF TERRACE.

CASH ONLY PURCHASE, SELLING CHAIN FREE!

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.



10a Bull Hill, Fowey, PL23 1BZ

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.

Bull Hill is a pedestrian footpath which is tucked away from the main high street, offering a degree of privacy and tranquillity. The footpath is located immediately above the town centre and can be accessed via a flight of steps just past the church or at the far end of the main high street up from Scallop House.

THE PROPERTY

Set over differing levels, Hideaway offers unique accommodation with fantastic views of the estuary to Pont and Polruan from almost all rooms.

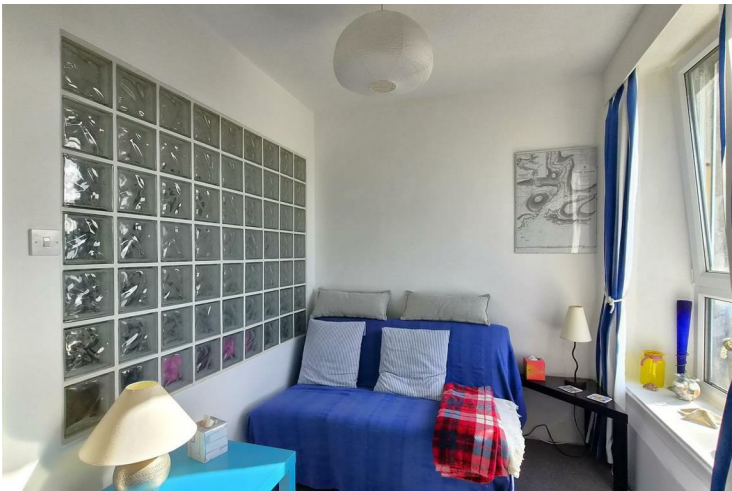
The entrance to the property is slightly quirky, with the main door opening onto steps that lead directly down to the ground floor. Across from the entrance is a spacious, light, and bright sitting room where you can relax and enjoy the beautiful view over the rooftops to the Fowey Estuary, Polruan, and Pont. A large window and a sliding patio door open to reveal a balcony with plenty of space to sit out with a good book or a glass of wine and soak up the views.

Stairs lead down to the ground floor, which comprises a bathroom, principal bedroom, second bedroom, kitchen/dining room.

The principal bedroom has windows spanning the width of the room, flooding the bedroom with light and views over the rooftops of Fowey town, the estuary and the countryside beyond. A large wardrobe offers plenty of storage and hanging space.

The bathroom comprises a bath with a shower over, a WC hand wash basin and a bidet.

On this level is a storage cupboard, useful for cleaning equipment and/or linen. Stairs lead up to the first floor, with steps leading down to the kitchen/dining room and second bedroom/study.



The second bedroom is flexible and could be used as a study or dining room if wished. Again, it enjoys lovely views.

The modern and sleek kitchen/dining room has ample storage cupboards and worktop space. There is space and plumbing for a washing machine, tumble dryer, dishwasher and upright fridge freezer. The electric cooker and induction hob are integral. A breakfast bar offers a social space and an extra worktop if needed.

Stairs rise to the first floor, comprising an attic snug/storage space and a wardrobe. A door opens into a single bedroom/attic room with a sink and a Velux window letting in light. The room has eaves storage.

OUTSIDE

AGENTS NOTE

The property is freehold and there is an element of flying freehold, which restricts this purchase to cash buyers only.

External galvanised steps rise to a sizeable roof terrace offering breath taking, panoramic views sweeping from the mouth of the estuary over to Polruan, Pont and up towards Bodinnick. There is a wooden shed on the terrace providing storage for garden paraphernalia.

EPC RATING - D

COUNCIL TAX BAND - C

TENURE - FREEHOLD

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