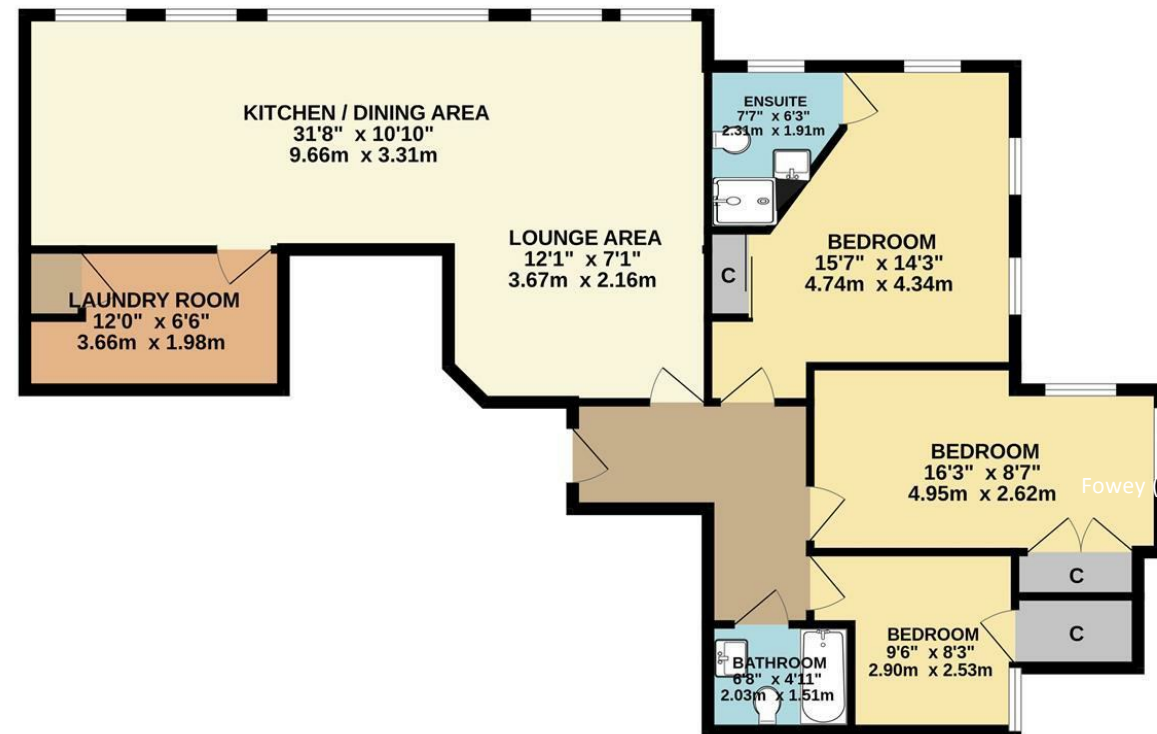




FIRST FLOOR  
1057 sq.ft. (98.2 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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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12 BLUE MILL STATION ROAD,  
FOWEY, PL23 1AU  
GUIDE PRICE £395,000



AN IMPRESSIVE THREE BEDROOM, MODERN AND STYLISH FIRST FLOOR APARTMENT WITH VIEWS OVER CAFFA MILL TO THE FOWEY ESTUARY. CLOSE TO WATER ACCESS, CAR PARKING AND A SHORT LEVEL WALK TO THE TOWN, AMENITIES AND HISTORIC HARBOUR. THIS WOULD MAKE AN IDEAL HOLIDAY LET, LONG TERM LET OR MAIN HOME. LIFT ACCESS, NO ONWARD CHAIN.

**Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS 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.





## 12 Blue Mill Station Road, Fowey, PL23 1AU

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.

### LOCATION

Ideally situated in Caffa Mill which is a stones throw from car parking and direct access to the estuary. This apartment is also a short level walk to the town, all the amenities and the historic harbour. For ease, Caffa Mill can be accessed from the Four Turnings roundabout so no need to navigate the quaint but challenging narrow streets of Fowey town.

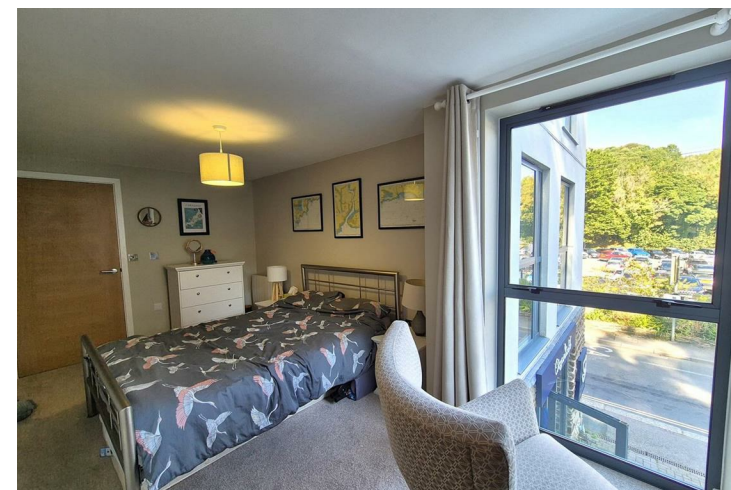
### BLUE MILL DEVELOPMENT

Blue Mill development was constructed in approximately 2007 and contains 21 apartments. There are two main entrances with apartment 12 being one of 15 on the left and 6 apartments on the right. On site currently is a speciality Italian Cafe, very popular with owners and guests alike.

A welcoming and cheerful communal entrance hall provides letter boxes for the apartments, the main staircase and a lift which makes access convenient and ideal for a buyer with mobility issues.

### THE PROPERTY

Apartment 12 is an impressive, modern and very well presented 3 bedroom home situated on the first floor and spanning the majority of the first floor façade. Views over Caffa Mill to Fowey estuary can be enjoyed from multiple windows which also fill the rooms with light.



From the communal hallway, the front door opens into a spacious entrance hall with plenty of room to hang coats and store shoes. Doors lead off into the living area, three bedrooms and family bathroom.

The living area is very impressive with ample room for a sitting area, dining area and kitchen. The modern and well appointed kitchen comprises of an integral electric oven, grill and hob, dishwasher, upright fridge freezer and microwave. Plenty of wall and base units give ample storage and a handy breakfast bar provides extra worktops. There are extra base units in the generous utility room which also has space and plumbing for a washing machine and dryer. A cupboard houses the water tank and gives extra storage space.

A spacious principal bedroom offers views over Caffa Mill on to the estuary, built in storage cupboards and a contemporary en suite shower room comprising of wash hand basin, WC, walk in shower, and electric towel heater.

The clever design of this apartment also allows the second bedroom to enjoy views towards the estuary and a great place to sit people watching as they launch boats and kayaks. This room also has a built in storage cupboard.

A third single bedroom, currently containing bunkbeds, has a deep built in wardrobe, great for storage space.

The family bathroom comprises of wash hand basin with vanity unit, WC, bath and heated towel rail.

### AGENTS NOTES

The apartment can be long term let, holiday let or used as a main home. Pets are allowed with the permission of the freeholder.

### EPC RATING - C

### COUNCIL TAX BAND - E

### TENURE - LEASEHOLD SHARE OF FREEHOLD

999 year lease from 2012  
service charge is approx. £2911 per year.

### Local Authority

Cornwall Council

### 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