




ROHRS & ROWE

8, Bull Hill
Fowey
Cornwall
PL23 1BZ

- Stunning 4 storey detached house
- Panoramic harbour views
- Full width balcony terrace with views
- Sitting room with fireplace
- Lounge with wood burner
- 6 bedrooms, all with harbour views
- 3 bath / shower rooms
- Music / TV room with access to garden
- Terraced garden
- EPC E
- Council Tax Band F

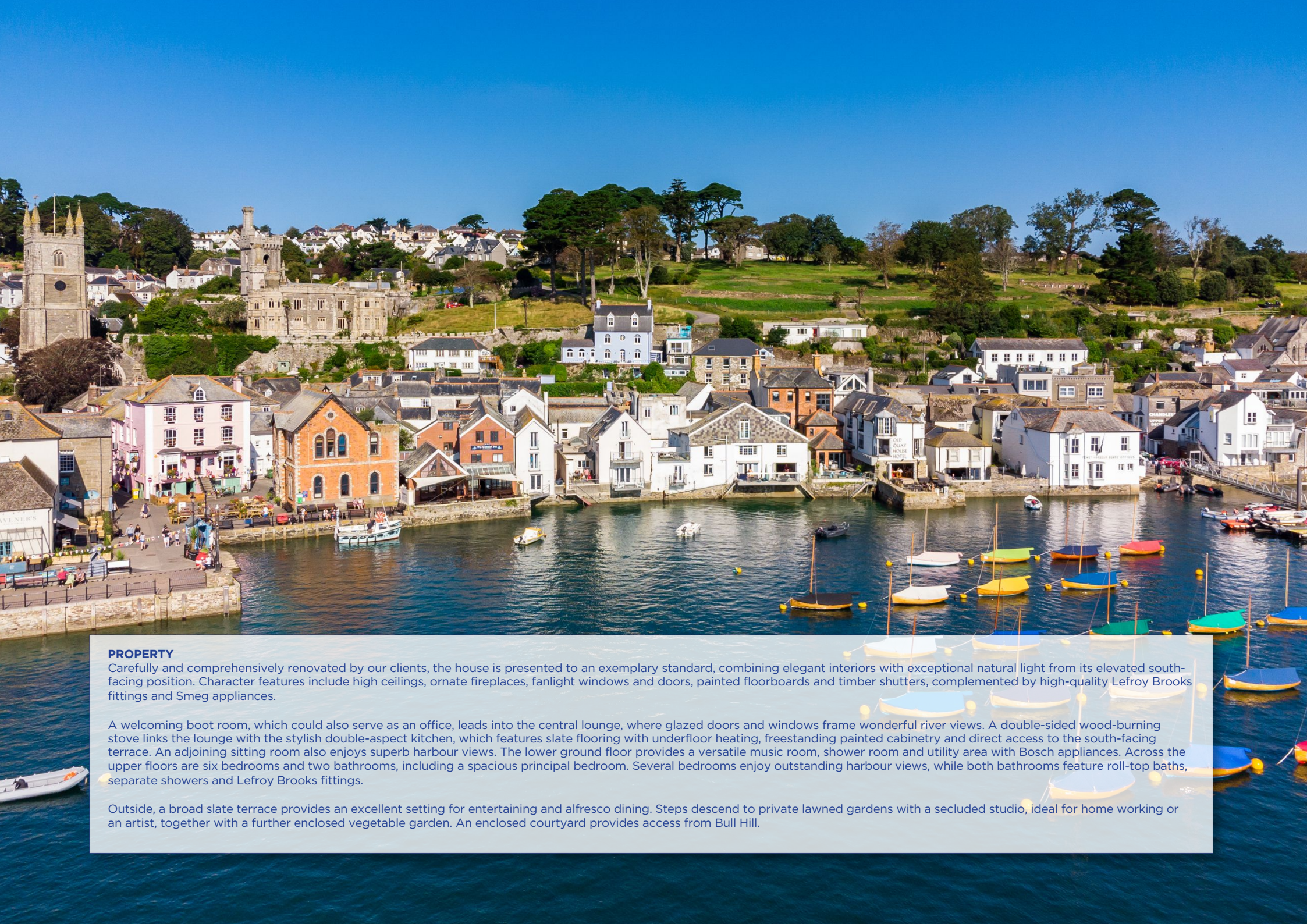


ROHRS & ROWE



A HANDSOME 6 BEDROOM LANDMARK GEORGIAN HOUSE, ENJOYING PANORAMIC SOUTHERLY VIEWS OF THE HARBOUR, PONT PILL AND POLRUAN ON THE OPPOSITE SHORE. LOCATED IMMEDIATELY ABOVE FOWLEY TOWN CENTRE.





PROPERTY

Carefully and comprehensively renovated by our clients, the house is presented to an exemplary standard, combining elegant interiors with exceptional natural light from its elevated south-facing position. Character features include high ceilings, ornate fireplaces, fanlight windows and doors, painted floorboards and timber shutters, complemented by high-quality Lefroy Brooks fittings and Smeg appliances.

A welcoming boot room, which could also serve as an office, leads into the central lounge, where glazed doors and windows frame wonderful river views. A double-sided wood-burning stove links the lounge with the stylish double-aspect kitchen, which features slate flooring with underfloor heating, freestanding painted cabinetry and direct access to the south-facing terrace. An adjoining sitting room also enjoys superb harbour views. The lower ground floor provides a versatile music room, shower room and utility area with Bosch appliances. Across the upper floors are six bedrooms and two bathrooms, including a spacious principal bedroom. Several bedrooms enjoy outstanding harbour views, while both bathrooms feature roll-top baths, separate showers and Lefroy Brooks fittings.

Outside, a broad slate terrace provides an excellent setting for entertaining and alfresco dining. Steps descend to private lawned gardens with a secluded studio, ideal for home working or an artist, together with a further enclosed vegetable garden. An enclosed courtyard provides access from Bull Hill.







LOCATION

Bull Hill is a little known yet wonderfully private and tucked away traffic free location, positioned on the hillside that is located immediately above the town centre, set between Fowey's most renowned property, Place House and the main Fore Street. At its westerly end, Bull Hill is accessed via flight of steps that are immediately adjacent to St Fimbarrus Church and at its easterly end, access comes from a further flight of steps that are positioned between Fore Street and North Street. Fowey has for many years been renowned as a sailor's haven with fine waters and interesting coastline to explore. It is the ideal location, not only for its stunning position set at the end of the beautiful river but also for its interesting architecture along with its numerous restaurants, pubs and shops, Fowey Harbour is well known for its safe anchorage, excellent sailing facilities and its boat building heritage and so throughout the summer, it is always bustling with numerous interesting river and sea-going vessels alike. The town also plays host to a number of major cultural and maritime events including the renowned Daphne Du Maurier Literary Festival and Fowey Royal Regatta.





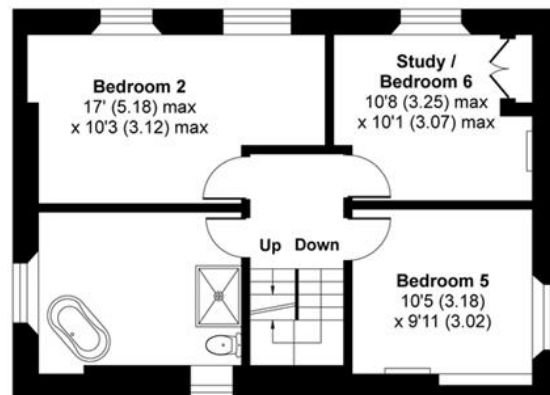
Bull Hill, Fowey, PL23 1BZ

Approximate Area = 2382 sq ft / 221 sq m

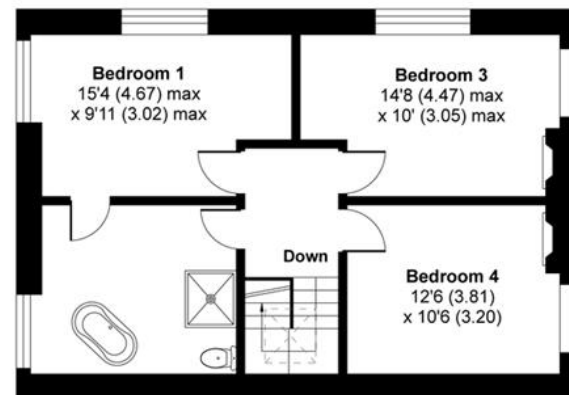
Outbuilding = 86 sq ft / 8 sq m

Total = 2468 sq ft / 229 sq m

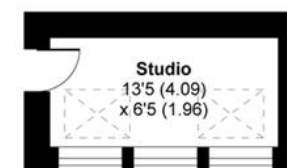
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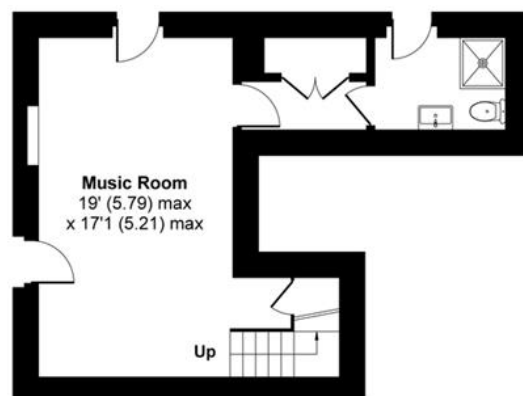
FIRST FLOOR



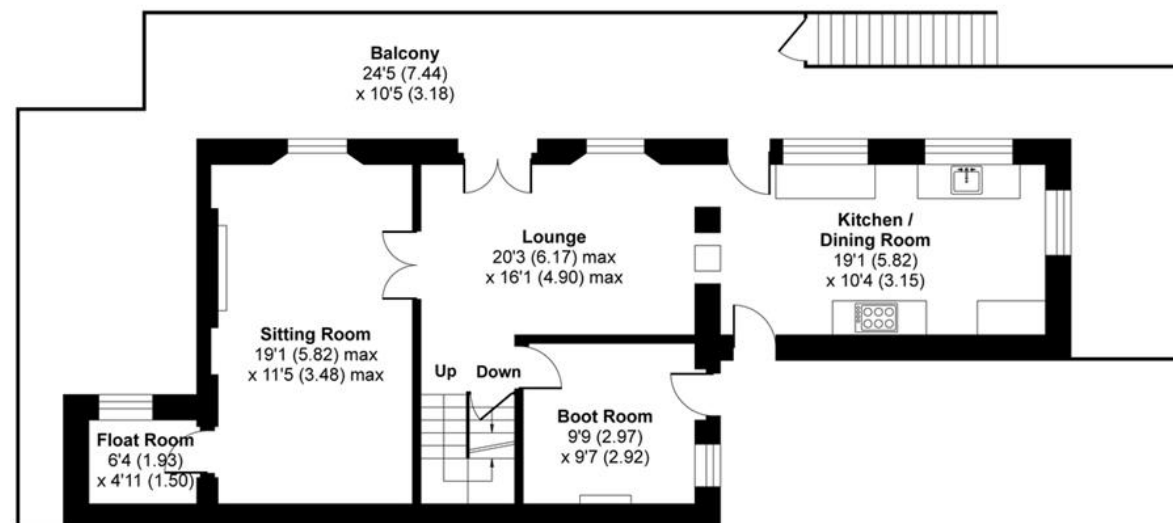
SECOND FLOOR



OUTBUILDING



LOWER GROUND FLOOR



GROUND FLOOR



Services: Mains water, electricity, gas & drainage.

Directions: What3words: ///divisions.sublime.skylights

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TELEPHONE 01872 306 360

EMAIL Info@RohrsAndRowe.co.uk

WEBSITE www.RohrsAndRowe.co.uk

