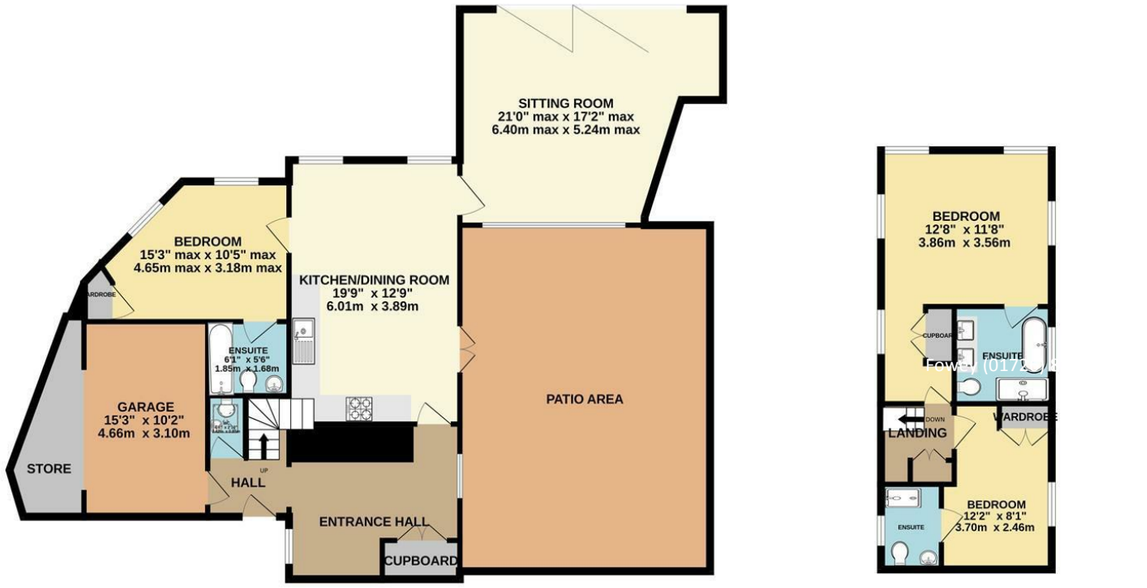
GROUND FLOOR
1536 sq.ft. (142.7 sq.m.) approx.

1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 1933 sq.ft. (179.6 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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MAY WHETTER & GROSE

BEACH COTTAGE, 2 ST. CATHERINES COVE, FOWEY, PL23 1JH

OFFERS OVER £2,250,000

A BEAUTIFULLY PRESENTED DETACHED PROPERTY, SITUATED IN A UNIQUE LOCATION WITH ACCESS FROM THE GARDEN DIRECTLY ONTO THE BEACH. AN EXQUISITE GARDEN DESIGNED BY A CHELSEA FLOWER SHOW GOLD MEDALIST, WITH FABULOUS VIEWS OVER THE WATER TO THE HARBOUR ENTRANCE. GARAGE AND FURTHER PARKING SPACE.

Fowey (01726) 832299 MAY WHETTER & GROSE www.maywhetter.co.uk info@maywhetter.co.uk

Beach Cottage, 2 St. Catherines Cove, Fowey, Cornwall, PL23 1JH

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
Situated in a highly sought after waterside location, Beach Cottage provides elegant and chic accommodation with breathtaking views to the harbour entrance and the headland of Polruan.

With great attention to detail, the finish and presentation of this beautiful home are second to none. There is slate flooring laid through much of the ground floor which has partial underfloor heating.

Upon entering the property there is a spacious entrance hall and stairs leading to the first floor. Useful cupboards provide that much needed storage space. The hall leads through to a lovely open plan kitchen and dining area, with a further seating area and multi fuel stove for those chillier evenings. The gorgeous bespoke kitchen is well appointed with integrated white goods and the work surface is finished with beautiful granite work tops. Two windows provide views to the water and double doors open to a private and sunny paved courtyard.

A couple of steps lead down to a stunning sitting room with doors that open the expanse of the room and opening on to the delightfully designed garden with breath-taking views of the water and harbour entrance. This beautiful room has underfloor heating with attractive wooden flooring.

Also on this floor, there is a double bedroom with lovely water views and beautifully styled en suite shower room.

On the first floor, stairs lead to a landing with door opening to the principal bedroom suite, with dressing area and recently refitted and upgraded, elegantly appointed bathroom en suite, with free standing bath, designed to make the most of the views, and shower with glass wall. The bedroom has windows overlooking the beach and harbour entrance.

There is a further double bedroom with en suite shower room located to the rear of the property with window overlooking the private courtyard.

Outside
The property benefits from beautifully landscaped gardens and lawn, stretching almost the full width of the property and therefore making the most of the fabulous views. There are several patio areas, finished with granite sets, and offering private areas to enjoy the fabulous location. A private, paved courtyard is tucked away providing a sheltered area to BBQ and dine, enclosed by pleached hornbeam hedging and accessed directly from the kitchen.

A beautiful stone wall finishes this stunning garden on the water side and there are private steps leading down to the beach with gated access.

To the side of the property there is a granite set pathway which leads around the front and side of the property providing access to the private terrace and rear garden respectively. There is a handy and very valuable parking space to the road side of the property along with a single garage, useful for further parking or storing boating equipment. The garage has access directly from the entrance hallway.

The property was comprehensively renovated in 2009 and benefits from full double glazing, mains gas central heating with partial under floor heating. All bathrooms have electric under floor heating.

EPC Rating - D

Council Tax Band - G

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.