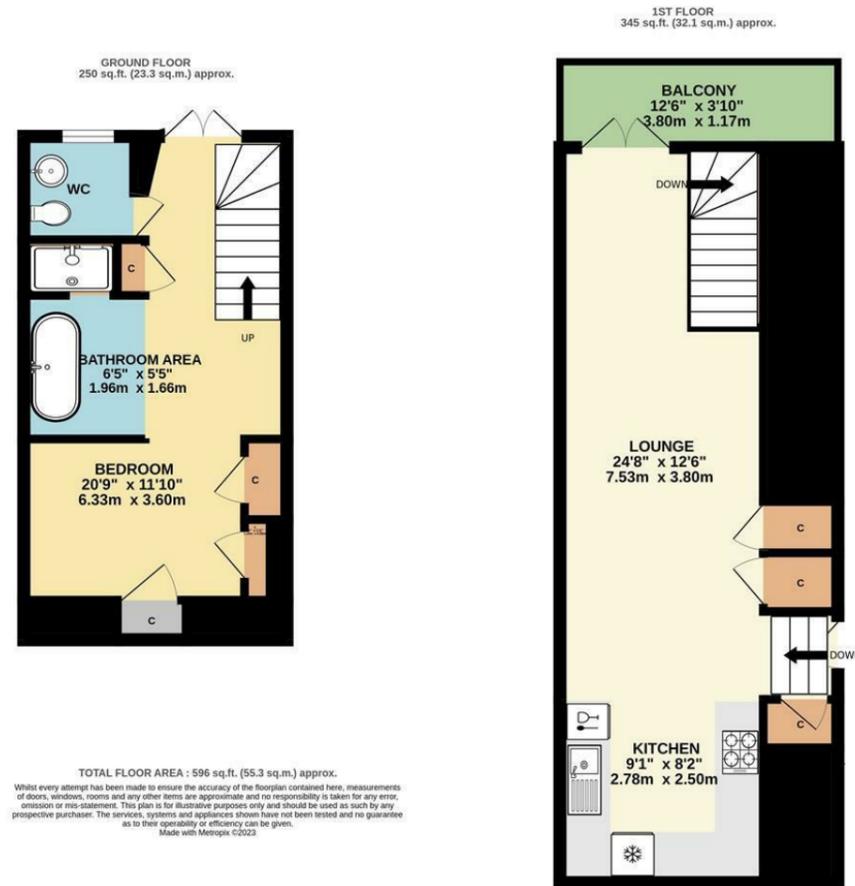




MAY WHETTER & GROSE

# HIDEAWAY, 22A NORTH STREET, FOWEY, PL23 1DD GUIDE PRICE £390,000



**A BEAUTIFUL ONE BEDROOM, TWO STOREY MAISONETTE LOCATED CLOSE TO THE CENTRE OF TOWN, TUCKED AWAY IN ONE OF FOWEY'S MOST ICONIC AND PHOTOGRAPHED WATER ACCESS PASSAGEWAYS. SPECTACULAR VIEWS FROM THE SITTING ROOM AND BALCONY.**

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Fowey (01726) 832299



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www.maywhetter.co.uk info@maywhetter.co.uk



## Hideaway, 22a North Street, Fowey, PL23 1DD

### 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.

Ideally located just a short walk from the centre of town, which is host to a plethora of shops, restaurants, bars and delis, Hideaway is accessed via steps leading down from North Street. This two storey maisonette has accommodation arranged over two floors.

### The Accommodation

Hideaway has been sublimely restored to offer every 21st century comfort but at heart stays true to its heritage with its extra thick Cornish walls, wooden flooring and wooden beams.

This lovely maisonette offers beautifully presented accommodation arranged over two floors. Taking a reversed-living approach to make the most of the water views, the living area and kitchen can be found on the ground floor whilst the bedroom and bathroom are situated on the lower ground floor. The property is successfully used as a holiday let by the current owners.



The front door opens to a charming living area, combining a bijou and well-appointed kitchen with plenty of wall and base units, practical tiled flooring and ample wooden worksurface, along with a sitting room with wooden floors, exposed stone walls and a feature fireplace. From the sitting room, french doors open out onto a decked balcony with views towards the river.

From the sitting room, stairs lead down to a generous bedroom with painted beams, built-in wardrobes, plenty of storage space and a bathroom area. The bathroom area is made luxury by roll top bath, underfloor heating, trendy wooden panelling and there is an enclosed, tiled shower. French doors lead out onto a gated pathway, with shared access with the neighbouring property. There is a separate wc with a ceramic toilet and sink.

There is easy access down the steps to the water, ideal for an early morning swim.

### Leasehold

The property is held on the remaining terms from a 999 year lease commenced 1981 (957 years remaining).

### Council Tax Band - Business Rates

### EPC Rating - F

### 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](mailto:info@maywhetter.co.uk)