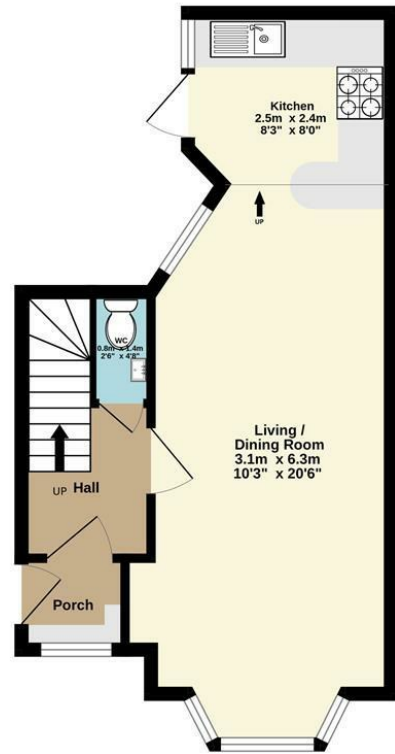




GROUND FLOOR  
33.2 sq.m. (357 sq.ft.) approx.

1st FLOOR  
32.8 sq.m. (353 sq.ft.) approx.



TOTAL FLOOR AREA: 66.0 sq.m. (710 sq.ft.) 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.  
Made with Metropix 62025



MAY WHETTER & GROSE

# 47 LOSTWITHIEL STREET, FOWEY, PL23 1BG GUIDE PRICE £395,000



**A BEAUTIFULLY PRESENTED 2 BEDROOM HOUSE IN AN ELEVATED POSITION WITH PRETTY VIEWS OVER THE TOWN. STYLISH AND SPACIOUS ACCOMMODATION OVER 2 FLOORS. COURTYARD TO THE REAR. 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.



Fowey (01726) 832299



MAY WHETTER & GROSE

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



## 47 Lostwithiel Street, Fowey, PL23 1BG

### 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.

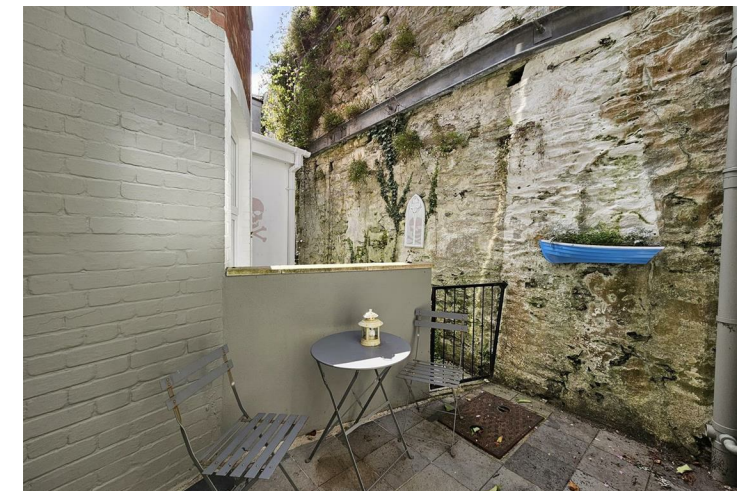
### The Property

Located just a short walk from the centre of town, this lovely property occupies an elevated position with views over the neighbouring roofs and a glimpse of the harbour.

Completely renovated by the current owners, there are elegant wooden floors through the living space, an attractive and well appointed kitchen with door to the rear patio and coastal colour schemes which compliment the property's location.

Accessed via shared steps from Lostwithiel Street, the accommodation comprises a useful entrance porch with hanging space for coats and space for shoes. A door opens to the hallway with stairs to the first floor and a useful cloakroom with WC and wash basin.

The spacious open plan living space is delightful. Attractive wooden flooring flows throughout the room with a deep window seat (storage under), providing an ideal place to sit, relax and enjoy the view down Lostwithiel Street. There is plenty of space for sofas and chairs, along with a dining table. A step up leads to the well appointed kitchen with tiled floor. There is ample work space and a range of base and wall units with an inset oven and halogen hob over with extractor fan above, inset microwave/combi oven, dishwasher and washing machine. A door opens to the rear courtyard.



From the hallway stairs lead to the first floor landing with a door opening to bedroom 2, a good sized double, currently configured as a twin with window over looking the rear courtyard. A door opens to a stylish en suite bathroom with shower over, WC and wash basin. A storage cupboard houses the gas boiler. Window to side elevation.

The principal bedroom is situated at the front of the property with large bay window with window seat and storage under. There is a view down Lostwithiel Street and a glimpse of the harbour.

An elegant shower room has tiled shower cubicle, WC and wash basin. A window allows in natural light with frosted glass.

### Outside

The property benefits from a private, paved courtyard to the rear which is enclosed. A wrought iron gate provides pedestrian access behind neighbouring properties and through an alleyway to the front of the properties. There is a very useful storage space located via a door from the patio.

From Lostwithiel Street, steps rise to a pathway, shared with neighbouring properties.

### Freehold

### Council Tax - C

### EPC Rating - D

### 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