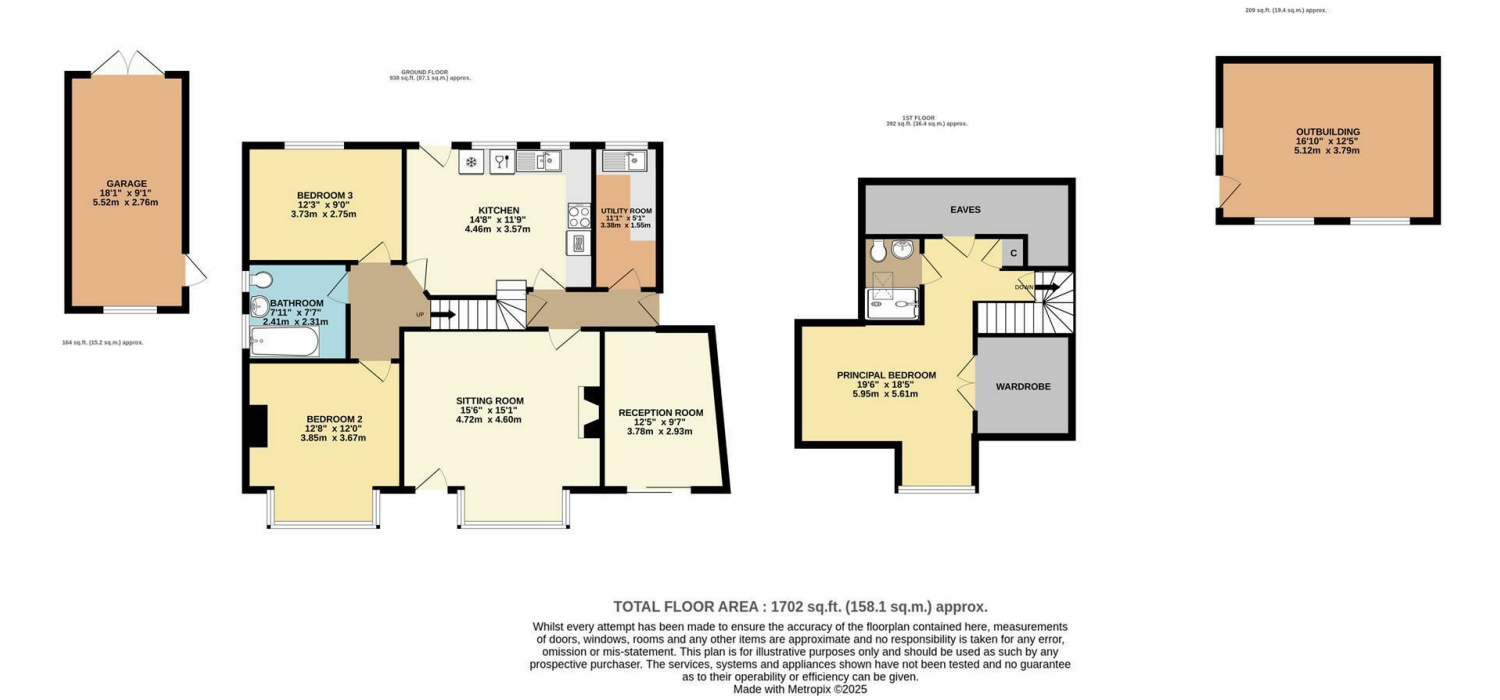




14 PARK ROAD,
FOWEY, PL23 1ED
GUIDE PRICE £550,000



A SUPERB, THREE BEDROOM, DETACHED HOUSE WITH ESTUARY VIEWS, WELL MAINTAINED GARDENS WITH DECKING AREA, OFF ROAD PARKING AND GARAGES. SHORT, LEVEL WALK TO SCHOOLS AND LOCAL AMENITIES.

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.



14 Park Road, Fowey, PL23 1ED

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

Park Road is an ideal location for a family home in Fowey. The property is within level walking distance of both primary and secondary schools, a recreation ground. Just a short walk down the hill is Fowey Town with its historic harbour, shops, bars and restaurants. Being one step away from the centre of the town enables you to enjoy the elevated views within the peace and quiet of a friendly residential area.

The main access is to the side, opening into a partly tiled hallway, with doors leading off to utility room, reception room, kitchen and sitting room. The utility room is well equipped with wall and base cupboards, stainless steel sink and worksurface. This room also houses the gas boiler (fitted 2024).

The kitchen is well-appointed comprising wall and base cupboards providing plenty of storage, built in double oven and microwave, stainless steel sink, five ring gas hob and integral fridge and dishwasher. A door opens to a second hallway.



The snug/ reception room has potential for many uses such as a study and has sliding doors opening out onto the decked area.

The sitting room is flooded with light from a large bay window, red brick fireplace with oak mantle housing a log burner. A further stable door provides access to the private front garden.

From the second hallway, stairs rise to the first floor and doors opening to two double bedrooms and a good sized, tiled bathroom with bathtub with shower over, wash hand basin and wc.

The first floor is dedicated to the principal bedroom, which boasts an ensuite, walk in wardrobe and, stunning elevated estuary views and plenty of storage space in the eaves.

The Outside

From Park Road, a path leads down from the driveway and garage into the rear garden which is mostly laid to lawn with a concrete seating area perfect for plant pots. There is access from either side of the property via paths to the front garden and decking area. The rear garden is bordered by trees and mature shrubs. To the side of the property is a raised seating platform with views of the estuary and across to Pont.

The front garden is laid to lawn and bordered by mature trees and plants. There are steps up to a raised decked area which boasts a hot tub, the perfect spot to sit back, unwind and take in the estuary views in the summer evenings.

Freehold

Council Tand Band - D

EPC Rating - D

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