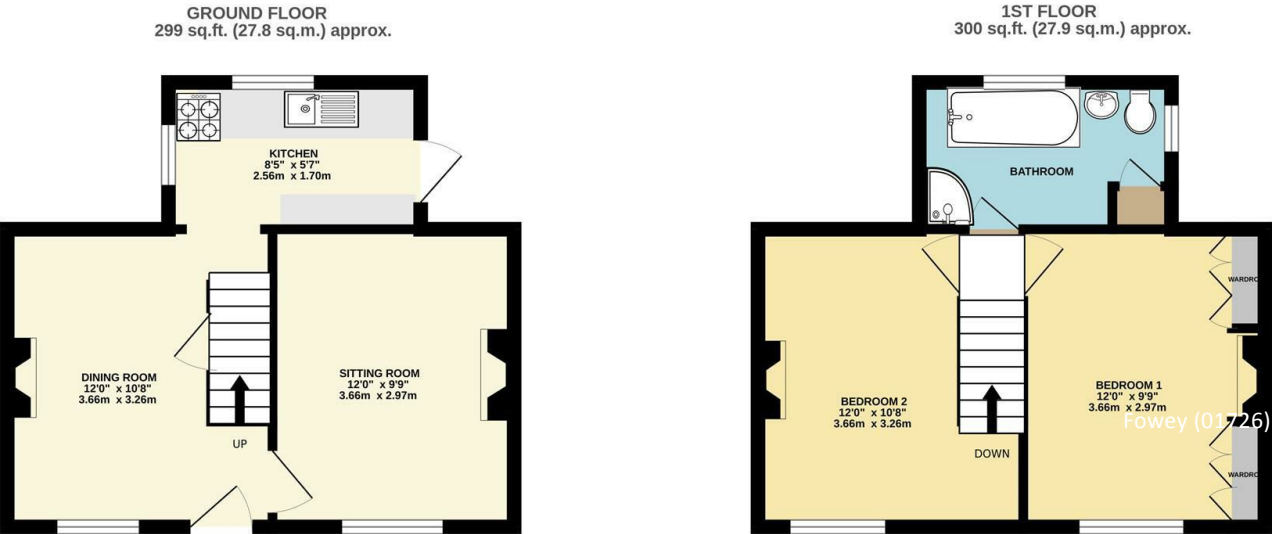




**17 STATION ROAD,
FOWEY, PL23 1DF
GUIDE PRICE £340,000**



TOTAL FLOOR AREA : 599 sq.ft. (55.6 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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A PRETTY, TRADITIONAL 2 BEDROOM CORNISH COTTAGE, LOCATED JUST A SHORT WALK TO TOWN AND CLOSE TO CAR PARKING FACILITIES. TWO ELEVATED DECKED AREAS TO REAR, ONE WITH LOVELY VIEWS ACROSS THE WATER. ** 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.



17 Station Road, Fowey, PL23 1DF

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

A very pretty and well presented two bedroom cottage, enjoying lovely views from the top garden terrace, situated in an elevated position close to boat launching facilities, local car parks and within a short level walk to Fowey town, all its amenities and historic harbour.

This comfortable cottage is presented in a chic and stylish coastal style, and retains many period features such as attractive fireplaces, exposed beams and cottage wooden doors. The elevated position allows for some quiet and respite from the bustling street below. The accommodation is arranged over two floors, with the front door opening into the dining room, which has a charming window seat and wood burner-style gas fire within the painted chimney breast. Stairs lead to the first floor and a window to the front elevation overlooks the pathway at the front of the property. A door opens to the sitting room, again with window to the front elevation, inset gas coal effect fire set in hearth and painted stone chimney breast. Both the sitting room and dining room have attractive lime washed wooden floors.

A step leads up to the galley style kitchen with built in cupboards and worksurface with sink and drainer, freestanding electric oven and hob, space for under counter fridge freezer and washing machine. There is a window to the side elevation and door opens to the tidy courtyard area immediately outside the back door.



From the dining room, stairs lead to the first floor where there is a generous sized double bedroom with window to front elevation, ample storage cupboards and a charming decorative fireplace.

There is a further bedroom which easily accommodates twin beds, and benefits from another lovely period decorative fireplace.

The bathroom has heritage style sanitary ware and fittings, including rolltop bath and separate shower cubicle. The walls are decorated with painted panelling, perfectly in keeping with the era of the cottage. There are windows to both rear and side elevation and tiled floor.

Outside

Steps from Station Road lead up to a gravelled pathway which has shared access with neighbours.

To the rear of the property, a paved courtyard is accessed from the kitchen and steps lead up to a decked area, suitable for table and chairs. Our client has added a second, larger terrace, accessed by wooden steps. From here gorgeous views over the water can be enjoyed.

The property benefits from a new roof, installed in 2024.

Council Tax Band - B

EPC Rating -

Freehold

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

Local Authority

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR

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