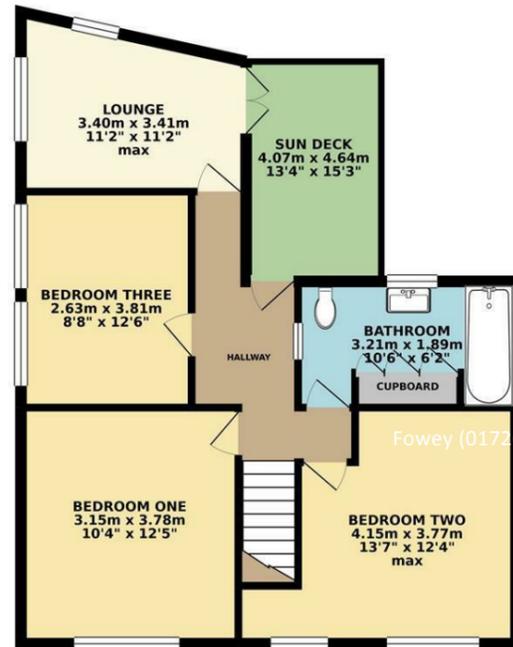




**41 STATION ROAD,
FOWEY, PL23 1DF
GUIDE PRICE £475,000**

**1ST FLOOR 55.55 sq. m.
(597.90 sq. ft.)**

**GROUND FLOOR 45.56 sq. m.
(490.36 sq. ft.)**



TOTAL FLOOR AREA : 101.10 sq. m. (1088.26 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.
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A MOST ATTRACTIVE, UPDATED STONE COTTAGE WHICH RETAINS MUCH CHARACTER AND OFFERS FLEXIBLE FOUR BEDROOM ACCOMMODATION OVER TWO FLOORS. DESIRABLE OUTSIDE DECKED AREA TO THE REAR, AND SHORT LEVEL WALK INTO TOWN. PERFECT FAMILY HOME OR HOLIDAY PROPERTY WITH INCOME POTENTIAL.

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.





41 Station Road, Fowey, Cornwall, 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
 Situated just a five minute walk to town, this lovely cottage offers flexible accommodation and has been lovingly renovated whilst still retaining much of its original character. The property offers a perfect blend of comfort, modern convenience, and traditional charm, and enjoys a wealth of period features throughout, such as beamed ceilings, panelled doors and painted wooden floors. The property is ideally located close to boat launching facilities at Caffa Mill, along with car parking facilities at Caffa Mill and Old Station Yard.

Slipway cottage has been modernised and upgraded by the current owners to create a welcoming family home, although it would suit equally well as a spacious second home or holiday home, and has been a successful holiday rental in the recent past,

Accessed directly from Station Road, the front door opens to an inviting entrance hallway with steps which take you to the first floor. Doors lead to the delightful sitting room with multi fuel stove on slate hearth and beamed ceiling. There is a further reception room with open fireplace and beamed ceiling. This room offers flexibility to be used as a second sitting room, study, playroom or snug.



A step leads up to the spacious and stylish kitchen/dining room located to the rear of the property, with most attractive tiled floor and bespoke, beautifully appointed kitchen area. A door opens to a utility area with further sliding door to a shower room and WC, with heritage style fittings and high-level cistern.

An exterior door leading from the dining room opens to an outside area, ideal for the storage of kayaks, bbq, cycles etc. On the first floor, the landing leads to all four bedrooms, including a large double room with two windows to the front elevation and painted wooden floors. A further double room (with bespoke fitted bed) is located to the front of the property with painted wooden floor. There is a further double room to the rear of the property and a fourth room, currently used as a studio, could be utilised as a fourth bedroom or study, reading room or sitting room.

The generous family bathroom has been re-fitted with quality, heritage style sanitary ware, including a lovely bath with claw feet, with shower over.

Doors from the studio open to the desirable decked area, a super extension to the living space, and perfect for morning coffee, evening drinks and dining with guests.

There are steps leading to small viewing area above roof height (not currently in use).

Council Tax Band - C

EPC Rating - D

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

Services

None of the services, systems or appliances at the property have been tested by the Agents.

Local Authority

Cornwall Council.