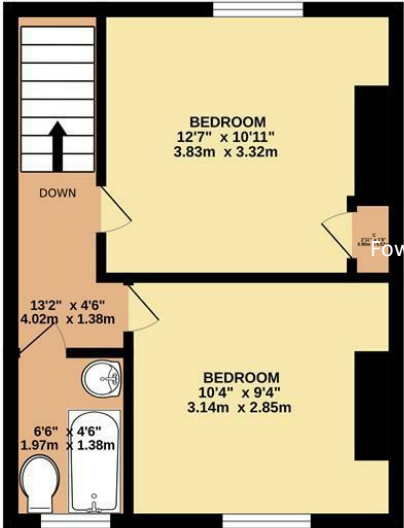




GROUND FLOOR

1ST FLOOR



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 ©2023



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.



**16 PLACE ROAD,
FOWEY, PL23 1DR
GUIDE PRICE £425,000**



A CHARMINGLY 2 BEDROOM TRADITIONAL COTTAGE, SITUATED JUST A SHORT WALK FROM THE CENTRE OF TOWN, WITH VIEWS OVER THE TOWN AND ACROSS TO POLRUAN. FRONT GARDEN AND ENCLOSED PRIVATE REAR GARDEN WITH outhouse.





16 Place Road, Fowey, PL23 1DR

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 distance from the centre of town and in a sought after area, this lovely cottage is set back enough to avoid the hubbub of the town. Currently run as a holiday let, this charming house could suit just as well as a main home.

The property offers open plan living space with a separate kitchen on the ground floor, and 2 double bedrooms on the first floor with family shower room. There is a garden to the front of the property with a further enclosed garden to the rear, with separate access to Rosehill, and the benefit of an outhouse which is currently used for storage, but offers potential (subject to relevant permissions).

Built in the late 1800's and lovingly restored by our client, this property represents the perfect combination of traditional ambience and modern convenience, retaining a number of character features, including wooden panelled doors and picture rails, whilst providing everything required for modern day living.



Accessed directly from Place Road, a gate leads through the front garden to the front door which opens to the entrance hall, leading into the open plan sitting/dining room. With windows to both front and rear, this area is light and airy. There is an electric fire set into a slate hearth. A wooden effect laminate floor runs through both sitting room and dining room and there is a useful under stairs cupboard and further cupboards used for storage.

A door leads through to the chic kitchen with a range of base and wall units, electric oven with hob over, inset dishwasher and fridge/freezer. A window overlooks the town and towards Polruan. A door opens to steps leading down to the rear garden.

From the dining area, stairs lead to the first floor where there is a small landing with doors leading to all rooms.

A large double bedroom is located to the rear of the property with window providing pretty views overlooking the town. There is a further double bedroom to the front of the property, currently configured as a twin room, and a contemporary styled shower room with WC, wash hand basin and shower cubicle.

Outside

The front garden is enclosed by attractive stone walling and has part paving and part planting with interesting flowers and shrubs.

The private rear garden is an all day long suntrap perfect for relaxing and sunbathing. It is accessed via wooden steps leading down from the kitchen with a decked area, and large space for table and chairs for those late breakfasts in the sun or suppers in the warmth of the evening. Enclosed by a stone wall and fencing, at the rear of the garden is a very useful outhouse (approx 2.5m x 8m), currently used for storage. From the terrace, steps lead down to a covered porch where there is space and plumbing for a washing machine and is a useful storage space for bins etc. An external doors leads to Rosehill.

EPC Rating - D

Council Tax Band - C

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.