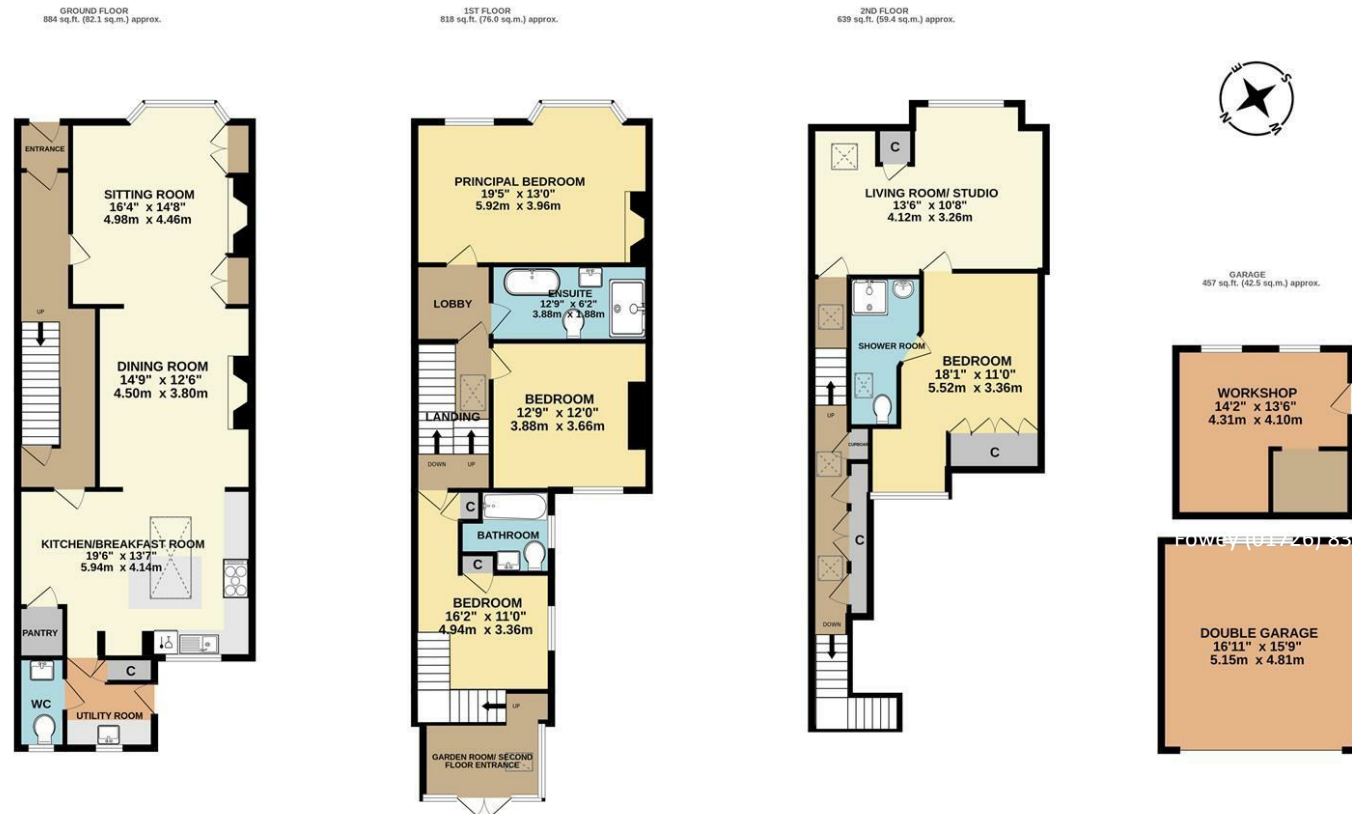




MAY WHETTER & GROSE

ST MONANS, 13 ST. FIMBARRUS ROAD, FOWEY, PL23 1JJ GUIDE PRICE £1,950,000



TOTAL FLOOR AREA : 2798 sq.ft. (259.9 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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BEAUTIFUL VICTORIAN TOWN HOUSE WITH EXTENSIVE VIEWS OVER THE HARBOUR AND OUT TO SEA. TRADITIONALLY STYLED WITH WELL PRESENTED ACCOMMODATION ARRANGED OVER THREE FLOORS. LARGE TERRACE TO THE FRONT WITH FURTHER REAR GARDEN, DOUBLE GARAGE WITH WORKSHOP UNDER AND PARKING.

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St Monans, 13 St. Fimbarrus Road, Fowey, PL23 1JJ

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 Station (4 miles), whilst flights available to London and other destinations from Newquay airport (21 miles) or Exeter Airport (70 miles). Truro is 22 miles away.

THE PROPERTY
 St Monans is a beautiful Victorian town house located on the sought after St Fimbarrus Road overlooking the estuary. A charming house offering extensive harbour and sea views that will take your breath away. This property boasts flexible accommodation over three floors with four bedrooms and three en-suites, providing you with the opportunity to create an independent living space to suit your needs.

There are a number of original features, including wooden floors, stripped panelled doors, original fireplaces and deep skirting boards.

With open plan living space, 4 bedrooms and 3 bathrooms, this house offers ample space for a growing family or those who love to entertain guests. A large paved terrace overlooks the harbour, perfect for enjoying your morning coffee or hosting a summer barbecue with friends. Additionally, there is a further garden to the rear of the property, ideal for relaxing in the sunshine.

There is a double garage, complete with a workshop underneath, ideal for DIY enthusiasts or for conversion into a studio.

THE ACCOMMODATION
 With steps leading through the front garden to the terrace, the front door opens to an entrance hall with wooden flooring, under stairs cupboard and stairs leading to the first floor. The spacious sitting room has a large bay window with fabulous harbour views and traditional wooden flooring which continues through to the dining area. Feature fireplaces are in both the sitting room and dining area with slate hearths.

The open plan living area creates a lovely social space and the well appointed kitchen benefits from an atrium styled window providing natural light. With a range of base and wall units and a further island unit, topped with polished granite worksurfaces, there is plenty of space for a keen chef. A Smeg 2 oven electric stove, with gas hob over, waste disposal unit, integral Bosch dishwasher and fridge/freezer are all included in the sale. There is an attractive sandstone tiled floor with underfloor heating which runs through to the utility room, complete with washing machine, tumble dryer and Belfast sink. A useful cloakroom houses WC and wash basin.



The first floor landing is spacious and leads to the impressive principal bedroom suite with large bay window offering stunning harbour and sea views. A lovely light room, with space for dressing area and large en suite bathroom with freestanding bath, large shower, WC and wash basin. A further generous sized double is located with window overlooking the rear garden. There is a bathroom with panelled bath and shower over.

There is a third double bedroom, currently configured as a twin room. A lockable door opens to a small hallway with steps leading up to the second floor. A door opens to a garden room/separate entrance to the third floor, with slate flooring. Stairs to a landing, with eaves storage, lead up to accommodation which has been previously used as a separate annexe (Fernhill).

The current owners use the second floor as a separate living room/studio with fabulous harbour views and attractive wooden floor. This room has been used previously as a kitchen/living space and plumbing is still in situ if required. There is a further double bedroom suite with en suite shower room.

GARDENS AND GROUNDS
 Accessed from St Fimbarrus Road, there are steps meandering up through the front garden, with borders planted with attractive plants and shrubs, leading to a lovely spacious paved terrace, with fabulous views to the harbour and across to Polruan.

To the rear of the house, steps lead up to the garden with slate paved terrace and access to the Garden room. This area of garden benefits from pretty borders and attracts sun all day. Further steps lead to the useful workshop with further store. A pathway leads to a timber gate and access onto Hanson Drive, where there is a double garage with further parking in front.

What3words ///enclosing.copying.swooning

COUNCIL TAX BAND - D

EPC RATING - D

FREEHOLD

AGENTS NOTE
 Some contents may be available by separate negotiation.
 Both St Monans and Fernhill were separate properties - now combined under one council tax band. They share an electricity supply but have individual gas supplies and heating system.

There is a right of access for neighbouring properties to the rear for a small number of neighbouring properties.

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