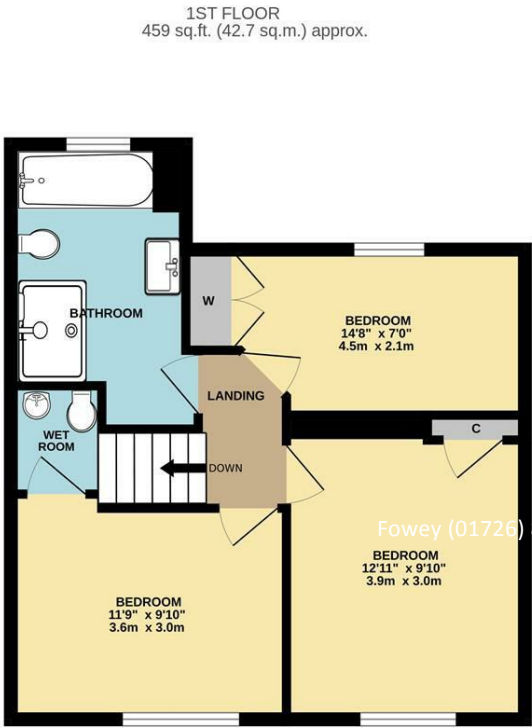
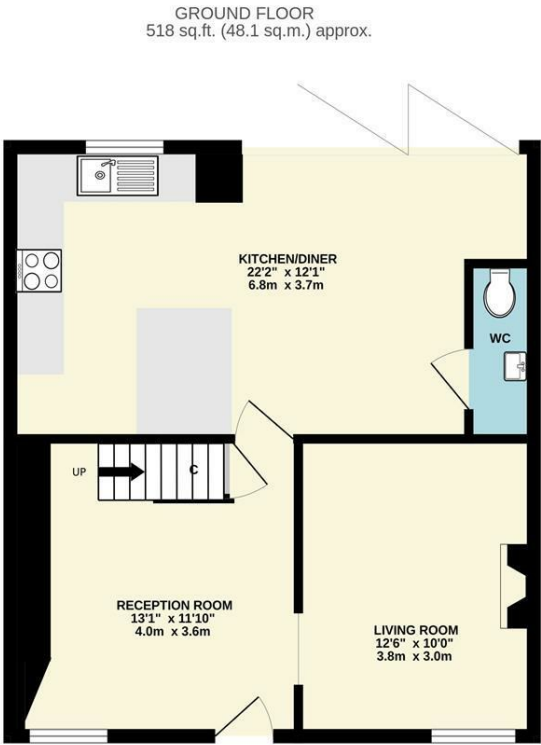




5 UNION PLACE,  
FOWEY, PL23 1BY  
GUIDE PRICE £450,000



TOTAL FLOOR AREA : 977 sq.ft. (90.7 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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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.



**A BEAUTIFULLY PRESENTED 3 BEDROOM PROPERTY LOCATED IN THE HEART OF THE TOWN YET TUCKED AWAY IN A QUIET LOCATION. LOVELY, PRETTY GARDEN TO THE REAR. AVAILABLE WITH NO ONWARD CHAIN.**





## 5 Union Place, Fowey, PL23 1BY

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.

What a gorgeous hidden gem! This deceptively spacious stone cottage, built around 1800, is situated in a secluded lane, a stone's throw from the main street of Fowey with its thriving shops and restaurants, yet tucked away from the hustle and bustle.

Updated in recent years by our clients, this lovely house offers the perfect balance of contemporary styling, modern convenience and period features.

Presented in a most appealing fresh coastal colour palette of relaxing blues, sea greens and deep pinks, with bursts of sunny yellow, with recent updates in every room, this property is ready to move in to and would make the perfect main home, or second home, and offers income potential as a holiday let. Contents may be available by separate negotiation

Located at the end of Union Place, stone granite steps lead up to the front door, which opens to a capacious and chic hallway, clad in most attractive tongue and groove panelling, with quality wood effect flooring. Painted stairs lead up to the first floor. There is a very useful under-stairs storage cupboard. From the hallway a door opens to the living room, and an opening flows through to the kitchen/dining room.



The charming living room features a handsome arched recess, and an impressive period fireplace with stylish painted surround.

The open plan kitchen dining room benefits from a glass-roofed extension, bringing plenty of natural light to this generous room. The imaginatively updated kitchen area has beautifully painted bespoke cupboards and a super peninsula unit, providing ample storage. The integrated appliances include dishwasher and washing machine . Space for fridge freezer. The dining area has a pretty outlook and new patio doors which open to the courtyard garden. A door opens to a cloakroom with WC and wash basin.

There is underfloor heating in both the kitchen/dining room and entrance room.

Painted wooden stairs, with a most attractive carpet runner, lead up to the first floor. There are three double bedrooms: a main bedroom with a window to the front, a smart en suite cloakroom with wash hand basin and WC, bedroom 2 with storage cupboard, window to the front, and loft hatch, and bedroom 3 with window to rear.

The family bathroom has been updated and refreshed with a cheery yellow decor. Heritage style sanitary ware includes elegant basin, bath, large shower cubicle and WC. The floor is a delightful yellow and white tiled-effect luxury flooring.

### Outside

Sliding patio doors open to a paved area, and from here steps lead up to the gravelled courtyard. A lovely spot for morning coffee, afternoon tea, evening drinks or eating al fresco. The garden is bordered on one side by an impressive stone wall housing historic old storage spaces. A real sun trap and easy to maintain.

### Council Tax Band - D

### EPC Rating - 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](mailto:info@maywhetter.co.uk)

### Services

None of the services, systems or appliances at the property have been tested by the Agents. Mains gas, water and electricity.