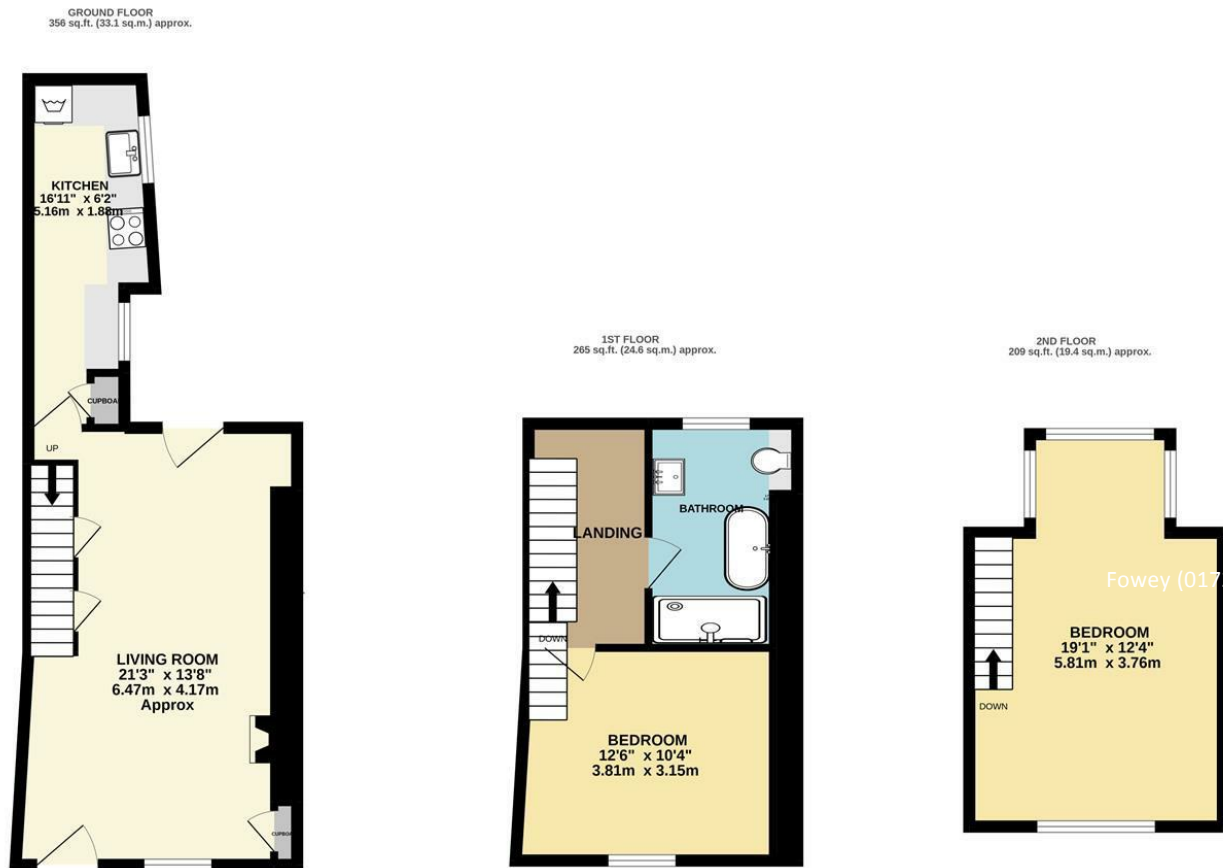




**1 BROWNS HILL,
FOWEY, PL23 1BT
GUIDE PRICE £395,000**



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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 BEAUTIFULLY PRESENTED 2 BEDROOM COTTAGE IN THE HEART OF THE OLD TOWN OF FOWEY WITH PRETTY OUTLOOK TO THE CHURCH AND GROUNDS, AND THE HARBOUR BEYOND THROUGH THE TREES. SHORT WALK TO SHOPS, RESTAURANTS AND TOWN QUAY. 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.





1 Browns Hill, Fowey, Cornwall, PL23 1BT

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 in the historic district of Fowey and close to the medieval church, this lovely property offers beautifully presented accommodation arranged over 3 floors and a courtyard to the rear. The property has been well maintained with great attention to detail by the current owner and benefits from recently fitted new windows. The cottage retains many period features, and provides an idyllic home or holiday let in a quiet and tucked away location.

Accessed from the quiet, no through road of Browns Hill, granite steps lead to the front door which opens to a spacious, light and airy living area, combining sitting room with feature fireplace and along with spacious dining area. A stable door opens to the rear courtyard. There is attractive painted wooden flooring throughout.

An opening leads through to the stylish and well appointed kitchen with contemporary style units and space for appliances. Useful shelving adorns the end wall and there is ample wooden work surface. Two windows overlooking the walled courtyard.



From the living area, stairs lead to the first floor landing with door opening to a generous bedroom, easily taking a king-size bed, with double glazed window over looking the Church.

A door from the landing also opens to a large bathroom with a stand alone bath, walk in rain shower, pedestal wash hand basin and WC. There is a large window to the rear elevation and corner storage cupboard.

Stairs lead from the landing to the principal bedroom which is a large, lovely light and airy room, again easily facilitating a king-size bed, with double glazed window to the front elevation and lovely views to the Church. There is a further dormer window to the rear with built in day bed which can also be used as single bed, allowing this room to be used as a family bedroom.

Outside
 The property has the benefit of a paved courtyard to the rear of the cottage, with door opening from the dining area. The courtyard is walled offering privacy and a lovely sheltered area to enjoy breakfast, lunch or candlelit supper. There is also an outside tap.

EPC Rating - E
Council Tax Band - Currently Business Rates

Freehold
 The property is currently a successful holiday let.. Please ask for further details if required.

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