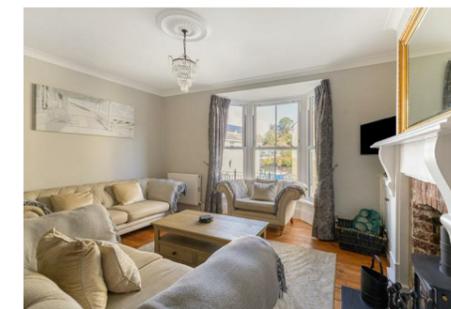




**31 PASSAGE STREET,  
FOWEY, PL23 1DE  
GUIDE PRICE £650,000**



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.



**A BEAUTIFULLY PRESENTED THREE BEDROOM TOWN HOUSE LOCATED CLOSE TO THE CENTRE OF TOWN, WITH VIEWS TO THE HARBOUR FROM A NUMBER OF ROOMS. ELEVATED TERRACED GARDEN WITH LOVELY VIEWS ACROSS TO THE HARBOUR, BODINNICK AND UP TO MIXTOW. NO ONWARD CHAIN.**



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## 31 Passage Street, Fowey, PL23 1DE

### 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

Lovingly renovated by the current owners, this super property is offered to the market in excellent order. Currently run as a successful holiday let, the property could equally be used as a main home or luxurious second home.

Decorated with beautiful pastel colours, with views to the water and a number of original features retained, there is a very relaxed vibe in the house. Finished with high end fixtures and fittings and thoughtful finishing touches, the property is ready for a new owner to enjoy.

Steps from Passage Street lead up to a shared footpath which gives access to the homes in the terrace.

Entering into a warm and welcoming entrance hall, you are greeted with attractive mosaic tiled flooring, which sets the feel of the home. An understairs cupboard provides useful storage and plumbing for a washing machine. From the hallway, a door leads into a beautiful open-plan living room.

The living room is full of period features, with solid wood flooring running throughout. The room enjoys two fireplaces, one in the sitting area with an inset wood-burning stove and the second, a traditional ornamental wrought iron fireplace in the dining area. The sitting room has a deep bay window which not only lets in plenty of light but also provides views between the houses opposite to the River Fowey.

The stunning, high-quality kitchen is situated at the rear of the property. The clever design offers ample base storage units, covered with white marble worktops. The fridge, freezer and dishwasher are integral and there is space for a freestanding double range. There is a tiled floor and plenty of light from two atrium styled velux windows. A stable door opens to the rear of the property where there is access to the rear pathway and an outhouse housing the gas fired boiler.



Stairs rise to the first floor, which comprises two double bedrooms, a shower room and access to the rear garden.

The front bedroom has a bay window from which to sit and enjoy the views between properties of the River Fowey. There is also an ornamental fireplace.

There is a further double bedroom, currently used as a twin bedroom and a good sized bathroom, complete with attractive mosaic tiled floor, part panelled walls and large walk in shower, WC and wash hand basin. Views to the water.

Stairs rise to the second floor and there is a door which opens to a timber deck, leading to steps which rise to the spacious, rear terrace.

The second floor landing leads to the principal bedroom. A lovely light and airy room with dormer window to the front elevation providing lovely views to the harbour and across to Bodinnick. A further Velux window offers further light and outlook to the rear terrace. This is a lovely spacious room and there is a large cupboard used for storage/hanging space. Further eaves storage.

A shower room, accessed from the landing, has attractive tiled flooring and part panelled walls. There is a large walk in shower, WC and wash hand basin. Lovely views across to Bodinnick.

### Outside

The property is accessed via a shared pathway leading to the front terrace which has been finished with attractive resin ground gravel, providing a lovely level area to sit out and enjoy breakfast, lunch or just a glass of wine.

To the rear of the property there is an elevated, spacious garden with lovely views to the harbour, across to Bodinnick and over to Mixtow. The garden is laid partly to lawn with a pebbled resin terrace and pathway. Enclosed by stone walling, hedging and railings this is a fabulous vantage point to enjoy the sun and activities on the water.

An insulated wooden cabin offers a sheltered place to sit and entertain, or overflow accommodation on balmy summer nights!

### Council Tax Band - Business Rates

### EPC Rating - D

### 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.