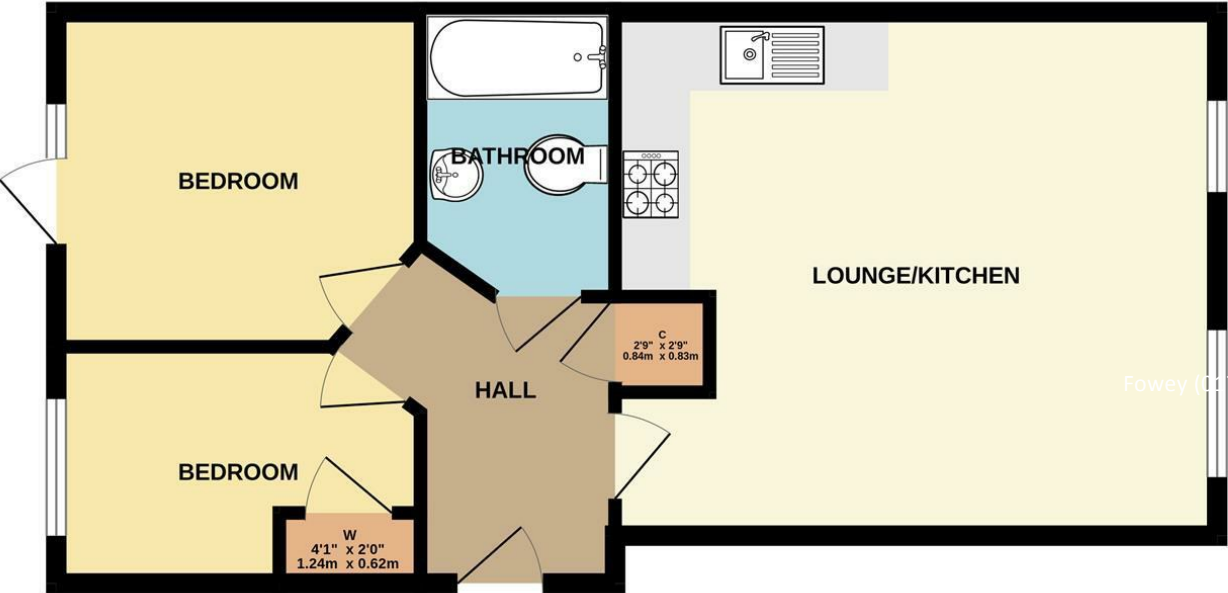




GROUND FLOOR



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.  
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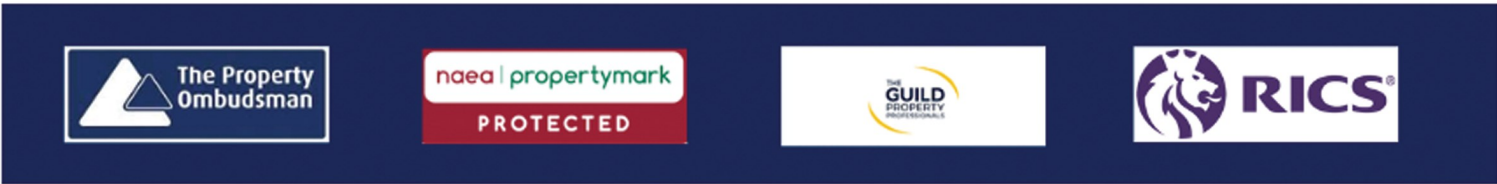
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3 BLUE MILL STATION ROAD,  
FOWEY, PL23 1AU  
GUIDE PRICE £239,000



**A SUPERBLY PRESENTED, TWO BEDROOM GROUND FLOOR APARTMENT IN SOUGHT AFTER CAFFA MILL. WITHIN A STONES THROW OF PARKING, DIRECT WATER ACCESS TO THE FOWEY ESTUARY, SHOPS, CAFES AND A SHORT LEVEL STROLL TO THE TOWN CENTRE AND HARBOUR. BENEFITTING FROM A SHARED GARDEN AND SELLING CHAIN FREE!**







### 3 Blue Mill Station Road, Fowey, PL23 1AU

#### 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.

Blue Mill is a very popular development situated in Caffa Mill, an up and coming area of Fowey. The apartment is within a stones throw of direct access to the Fowey estuary. It is a hive of activity with people launching boats, kayaks and Cornish gig boats. Designated seating areas situated along the waters edge are the prefect place to, sit relax and watch people messing about on the water. Lunch or snacks can be purchased from the local café, waffle house or luxury Italian delicatessen. The slipway is located within the Caffa Mill car park which offers various season tickets, making parking very reasonable for those wishing to spend large amounts of time in Fowey.

#### THE PROPERTY

A superbly presented, ground floor, duel aspect apartment currently owned as a much loved and visited second home.

A well maintained and welcoming communal entrance hall gives a very good first impression to the Blue Mill apartments with a lift and stairs servicing three floors. Tucked away within a second inner hallway, 3 Blue Mill is situated away from the communal throughfare giving a quiet position.

A door opens into a light and bright entrance hall with doors leading into the living room, two bedrooms and bathroom. The entrance hall has a video intercom system which can give access remotely to visitors and a useful storage cupboard houses the hot water tank and washing machine/tumble dryer.



The spacious living area has plenty of space to dine, unwind and socialise. The well equipped kitchen has ample base and wall storage units with integral dishwasher, upright fridge freezer, electric oven and electric hob.

A beautiful double bedroom benefits from access to a shared rear terraced garden. This is shared by only 3 other apartments and there is space to put a table and chairs directly outside No 3.

A second bedroom (currently used as a single) has a useful built-in wardrobe and has views out over the garden area.

The modern and light family bathroom comprises of a bath with a chrome shower attachment, wash hand basin with vanity unit, WC and heated towel rail.

#### Agents notes

3 Blue Mill makes for an ideal lock up and leave second home or a very rentable holiday let. Pets are allow with permission of the freeholder.

The owners of this apartment have shares in the freehold so they do not pay ground rent.

The service charge is circa £101 PM

#### Tenure - Leasehold share of Freehold

#### EPC RATING - C

#### COUNCIL TAX - C

#### Local Authority

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

#### Services

None of the services, systems or appliances at the property have been tested by the Agents.

#### 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