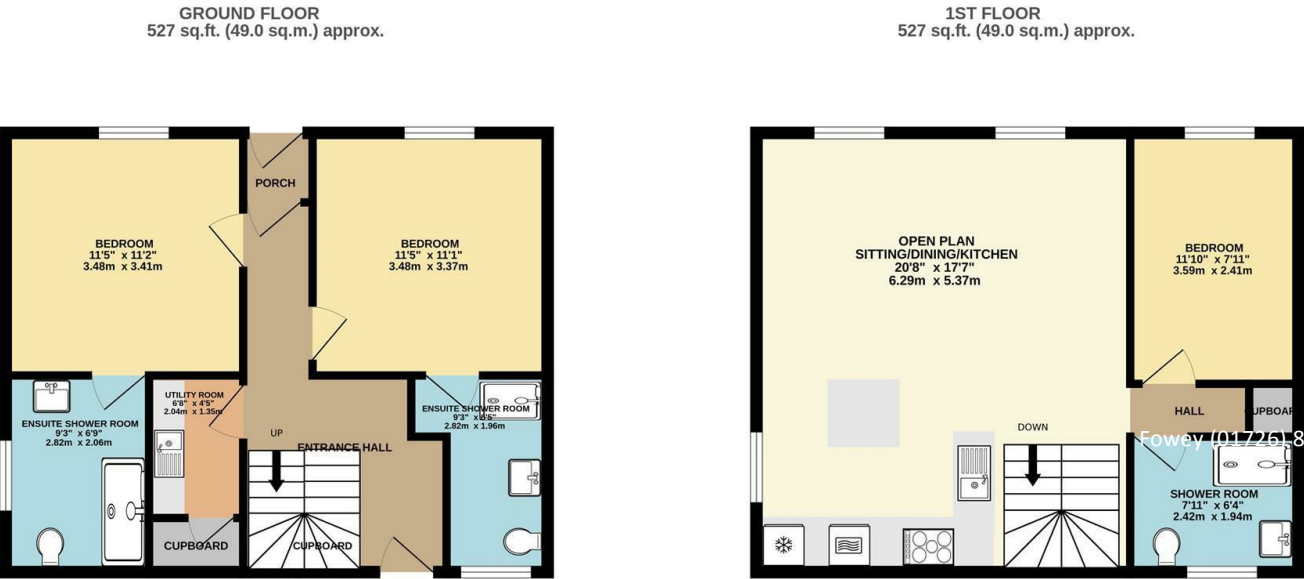




76 ESPLANADE,  
FOWEY, PL23 1JA  
GUIDE PRICE £875,000



TOTAL FLOOR AREA : 1054 sq.ft. (97.9 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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**A GORGEOUS, 3 BEDROOM, RENOVATED PROPERTY, SITUATED ON SOUGHT AFTER ESPLANADE, WITH VIEWS TO THE HARBOUR AND OUT TO SEA. CLOSE TO READYMONEY BEACH AND COASTAL WALKS, THE PROPERTY WOULD SUIT AS A MAIN HOME OR LOVELY HOLIDAY LET. GRADE II LISTED. NO ONWARD CHAIN. CONTENTS AVAILABLE BY SEPARATE NEGOTIATION.**





76 Esplanade, Fowey, PL23 1JA

**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**

Formerly a coastguard's cottage and constructed circa 1880, this lovely property has been renovated to an exceptional standard by the current owner to provide a beautifully presented home or holiday let/second home.

Situated close to local beaches and lovely coastal walks, it is an ideal spot to explore what the coastline has to offer and it is just a short walk into town with it's individual shops, bars and restuarants.

The property offers stunning water views from the first floor accommodation. With a stylish open plan living/dining/kitchen area, two windows over look the harbour and offer views out to sea. The kitchen has a contemporary feel with integrated appliances including a dishwasher, fridge/freezer, 2 oven cooker and 5 ring induction hob. An island unit provides further workspace and storage, including a wine cooler.



A double bedroom, also on the first floor has the same lovely water views and there is an elegant shower room with shower cubicle, WC and wash basin.

On the ground floor there is an entrance hall with doors leading to the principal bedroom with window and view towards the sea. A generous sized ensuite has a large walk in shower room with WC and wash hand basin. A window overlooks the side patio.

A further double bedroom has window to the front elevation.

From the front door a small porch opens to the entrance hall, with useful storage cupboard and door leading to the rear patio. A utility room has workspace, sink and drainer and space for washing machine. A storage cupboard is located to one end of the room.

There is a large attic space which is fully boarded with lighting and easily accessed by an expandable ladder. This is a very useful storage space.

**Outside**

The property is accessed via the front door, directly from the Esplanade.

To one side of the house, a timber gate opens to a side pathway which leads around to the terrace at the rear of the property. This area has potential for a new owner to create a lovely courtyard/terrace, ideal for al fresco dining/BBQ etc.

**Council Tax Band - D**

**EPC Rating - Grade 2 Listed**

**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)