



**LOWER FLAT, THE RED HOUSE, 32 DAGLANDS ROAD,
FOWEY, PL23 1JN
GUIDE PRICE £795,000**



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A SPACIOUS GROUND FLOOR FLAT OFFERING WONDERFUL VIEWS TO THE HARBOUR AND OUT TO SEA. LOCATED IN SOUGHT AFTER DAGLANDS ROAD, THE PROPERTY BENEFITS FROM ON SITE PARKING AND GARDENS TO THE REAR OF THE PROPERTY. NO ONWARD CHAIN.



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Lower Flat, The Red House, 32 Daglands Road, Fowey, Cornwall, PL23 1JN

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
This characterful apartment forms part of an iconic property in Fowey and was originally part of a grand, detached residence, built circa 1900s and retains many original features, including panelled walls, parquet wooden floors, and also the lower section of the staircase! The property is held on the remains of a 999 year lease which commenced in 1983. The apartment above owns the freehold. Mains gas central heating.

With shared accessed over the driveway, there is parking for several vehicles to the front of the property and an area of garden. A pathway leads around the side of the house with steps leading to the rear garden.

The wooden front door opens to an entrance porch with tiled floor and a further door leads into a reception room, currently used as a dining room with beautiful bay window, complete with window seat and lovely water views. There is a marble fireplace housing an open hearth, and in situ there is the original bottom section of the beautiful wooden staircase.

A door opens to the charming sitting room, with panelled walls and beautiful bay window, again with stunning water views. Fireplace with open hearth.

From the dining room, a further door opens to another sizeable room with part panelled walls and windows with views to the harbour. This room was used by the owner as the principal bedroom.



A further double bedroom is located to the rear of the property, with window to the side elevation and there is a family bathroom with panelled bath, WC and wash hand basin. There is a separate shower room with shower cubicle WC and wash hand basin.

A hallway has a door which opens to steps leading down to the basement, currently used as an occasional bedroom or storage room.

The kitchen is a good size with a range of base, wall units and tiled floor. Windows overlook the rear courtyard/passageway. There is a useful separate larder and a door opens to the utility room with plenty of useful storage cupboards and sink. A door opens to the rear courtyard.

From the utility room a door opens to a separate storage room.

Outside
The property is approached from Daglands Road with a right of access over the driveway and there is parking at the front of the property for 2 vehicles in tandem. There is an area of garden to the front of the house, accessed via substantial granite steps where the borders are planted with mature shrubs.

To the side of the property there is a courtyard area which leads around to the rear of the property. Steps lead up to the garden which is generous in size and tiered, planted with trees and shrubs. Bordered by walling to the rear and hedging to the sides, there is a large patio area on the top section of garden with a timber greenhouse/potting shed.

Council Tax Band - E

EPC Rating - E

Agents Note
The property is held on the remaining term of a 999 year lease commenced in 1983. Peppercorn rent. Maintenance and insurance is on a 40% allocation with the top flat paying 60%. The property sale is subject to probate being granted. Lease states "to use the same only as a single private residence". Please ask for further information.

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