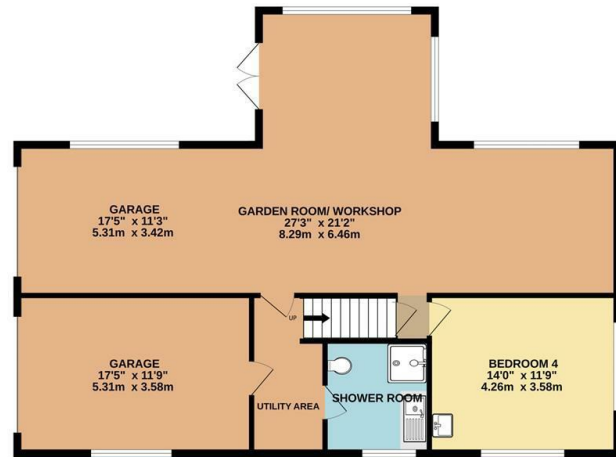




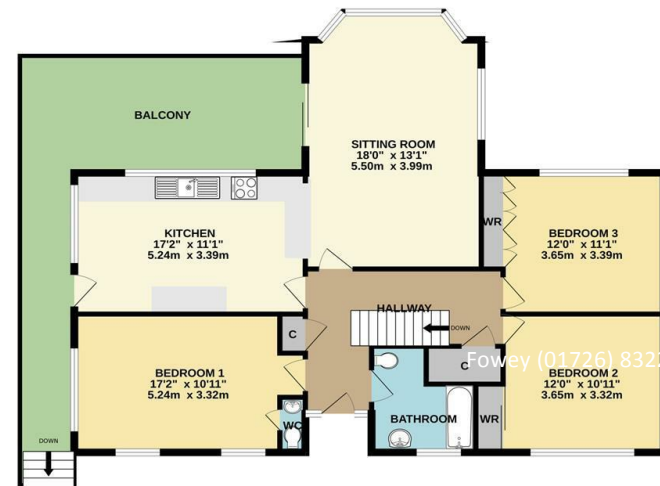
MAY WHETTER & GROSE

# 13 TOWER PARK, FOWEY, PL23 1JD GUIDE PRICE £895,000

LOWER GROUND FLOOR  
1156 sq.ft. (107.4 sq.m.) approx.



GROUND FLOOR  
1107 sq.ft. (102.8 sq.m.) approx.



TOTAL FLOOR AREA : 2263 sq.ft. (210.2 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 DETACHED 4 BEDROOM PROPERTY SITUATED ON THE VERY SOUGHT AFTER TOWER PARK AREA, WITH VIEWS OVER NEIGHBOURING WOODLAND AND TO THE SEA. PRETTY SOUTH FACING GARDENS, 2 GARAGES AND AMPLE PARKING. SHORT WALK TO THE BEACH AND COASTAL WALKS.**

**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.



Fowey (01726) 832299



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**13 Tower Park, Fowey, PL23 1JD**

**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 picturesque area of Tower Park, the property offers lovely views that stretch over neighbouring woodland and towards the sea. Built by the current owners, the property has been a much loved family home for many years and now offers the opportunity for a new owner to put their stamp on the house and gardens.

The accommodation provides living space on the entrance floor to make the most of the beautiful views, with 3 bedrooms and a bathroom. There is a further bedroom on the lower floor and large garden room/workshop area which would suit conversion to further living space.

The sitting room offers a lovely area to appreciate the outlook from the rear of the property, with large, south facing window and double doors opening from the dining area, out onto a balcony, complete with views to the sea.

The kitchen/breakfast room has a large window overlooking the wood and to the sea and a door opens onto the balcony to the side of the property.



All 3 bedrooms are double rooms and generous in size. All three have different views, one to the rear of the property, one to the side and the other to the front aspect.

The entrance hall has stairs leading to the lower floor where the hallway has doors to a garage with up and over door, a shower room and utility area. A further door opens to a large garden room with workshop area to one side, and window to the rear garden. This generous area is very versatile and would lend itself well to conversion into a fabulous living area or utilised as a super hobby room. The space includes a further garage area with roller shutter door. Double doors open to a paved terrace.

A further door leads to the fourth bedroom with high level window to one elevation and further window to the side elevation.

**Outside**  
 Accessed directly from Tower Park, the driveway sweeps around the front of the house to the side and down to the garages on the lower level. There are gardens to the front with a low stone wall, with a traditional Cornish wall to the eastern boundary, and a wooden fence on the western side.

The rear garden is generous in size and is laid mainly to lawn, with a number of productive fruit trees. The gardens gently slope from the paved terrace at the rear of the house and there is direct access onto St Catherine's Parade from a timber gate located on the lower boundary.

In need of modernisation, the property offers a fabulous opportunity and project to create a beautiful family home.

**Agents Note**  
 The property benefits from Solar panels situated on the rear of the roof which are owned outright and provide a feed in tariff for the current owner. A purchaser would need to make their own enquiries as to the benefit once the property is transferred to a new owner.

**Council Tax Band - F**

**EPC Rating - C**

**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