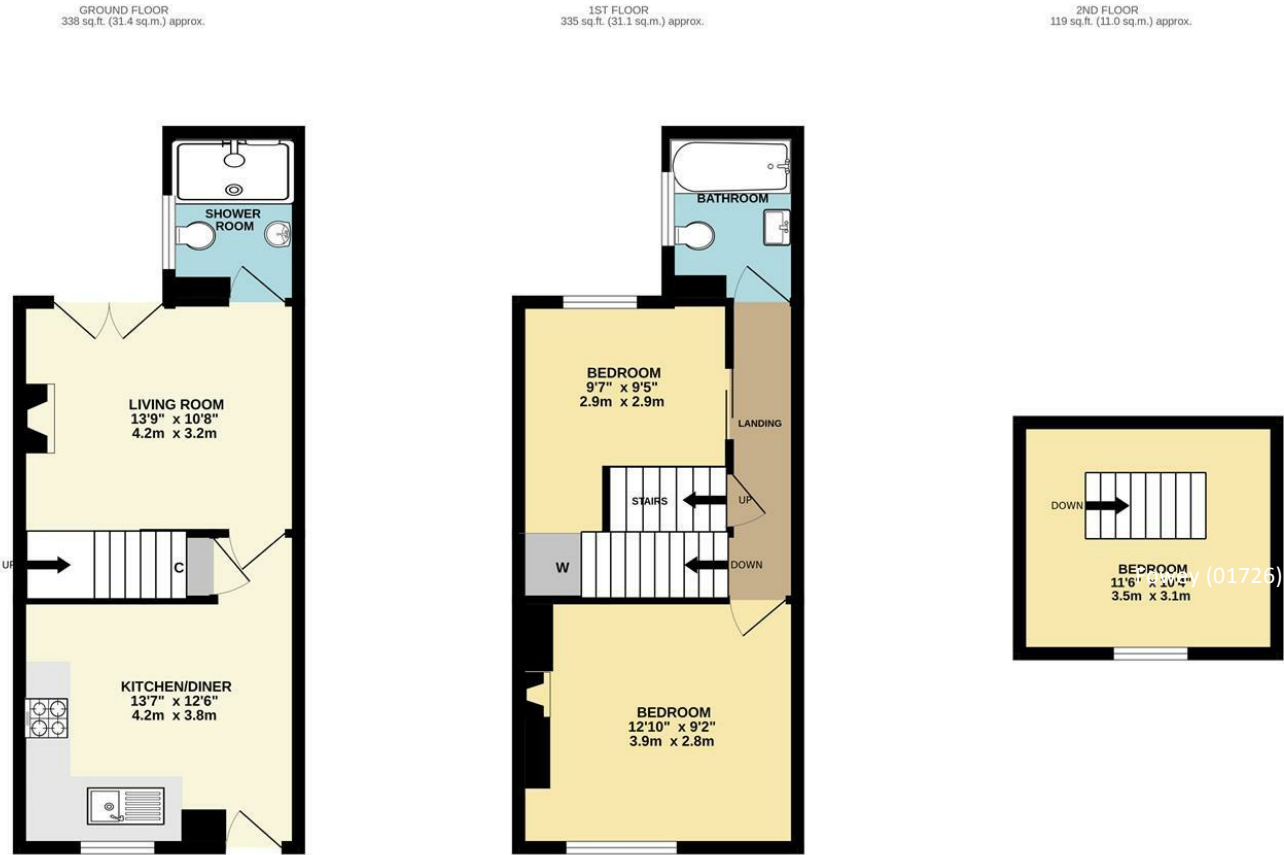




2 UNION PLACE,
FOWEY, PL23 1BY
GUIDE PRICE £395,000



TOTAL FLOOR AREA : 792 sq.ft. (73.6 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 CHARMING AND BEAUTIFULLY PRESENTED MID-TERRACE, THREE BEDROOM PERIOD COTTAGE. LOCATED IN A QUIET, TUCKED AWAY POSTION IN THE HEART OF FOWEY, CLOSE TO ALL AMENITIES AND BENEFITTING FROM AN OUTSIDE RAISED SITTING OUT AREA
****SELLING CHAIN FREE****

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTONS ACT 1991
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2 Union Place, Fowey, PL23 1BY

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.

LOCATION

Union Place is a level, pedestrianised lane which runs behind Fore Street, just off Bull Hill. The lane offers a tucked away position whilst being a stones throw from the towns amenities and historic harbour.

ACCOMMODATION

Killas Cottage is a delightful mid-terraced cottage which has been lovingly renovated approximately 4 years ago. It showcases all the period features of its heritage but has all the comforts of modern day living. Currently a successful holiday let, Killas Cottage would suit a second home buyer or main home.

Accessed via steps off Union Place, a front door opens directly into the shaker styled kitchen/dining room. A lovely, warm welcoming feel greets you as you enter the cottage and this runs throughout. Period features are celebrated in every room. The well equipped kitchen has integral dishwasher, fridge, electric oven and gas hob. A recess provides shelving and there is ample space for a table and chairs. Solid wooden flooring covers the kitchen/dining area whilst flagstone flooring leads you from the front door through to the sitting room.

A cupboard under the stairs provides useful storage space and is currently housing a washing machine and freezer.

The sitting room is a delight! A mixture of exposed stone walls, wooden panelling and plaster. Decorated in calm tones gives the room a homely, warm feel. The fire place provides a focal point to the room and has a wood burning stove nestled in which makes the room warm and cosy in the chillier evenings. Recesses either side of the chimney provide shelving and storage. Double doors open to a small gravelled courtyard.



From the sitting room, a door opens to a modern, bright and spacious ground floor shower room which comprises of a large walk-in shower cubicle, WC, wash basin and heated electric towel rail.

Stairs rise up to the first floor where you find a sizeable principal bedroom. The owner currently have a super king sized bed in situ and there is still plenty of room for further furniture. A feature exposed stone wall with decorative fire place, gives character and a sash window fills the room with light. A single bedroom has views over the rear courtyard and sitting out area. The bathroom is similar in style to the shower room and is equally bright and spacious. Comprising of a bath, WC, washbasin and heated towel rail. A further door opens to stairs rising to the second floor, a second double bedroom with vaulted ceiling and enjoys a glimpse of the river through the roof tops.

OUTSIDE

From the sitting room, double doors open to a small gravelled courtyard. A useful storage cupboard is situated at the bottom of metalled steps. These rise up to a nice sized patio which is ideal for al fresco dining, a morning coffee or a place to sit, relax and unwind.

TENURE - FREEHOLD

AGENT'S NOTE

Vendors are willing to discuss selling most contents as a separate negotiation.

EPC RATING - C

COUNCIL TAX - BUSINESS RATES

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.

Local Authority

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