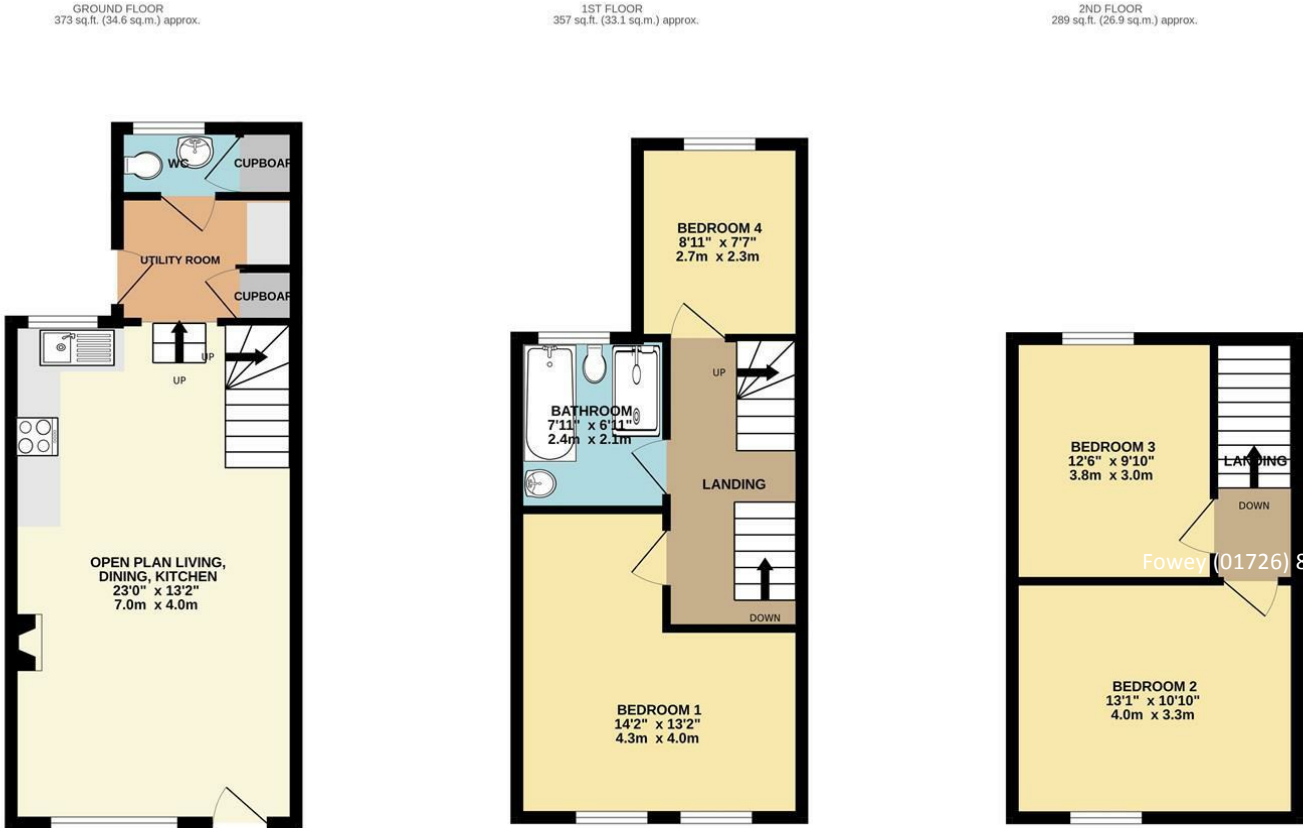




11 NORTH STREET,
FOWEY, PL23 1DB
GUIDE PRICE £545,000



TOTAL FLOOR AREA : 1019 sq.ft. (94.6 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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AN EXTREMELY ATTRACTIVE AND RECENTLY REFURBISHED 4 BEDROOM TOWNHOUSE LAID OUT OVER 3 FLOORS. OPEN PLAN LIVING SPACE, REAR DECKED GARDEN WITH ESTUARY VIEWS AND CONVENIENTLY LOCATED CLOSE TO ALL FOWEY TOWN'S AMENITIES AND HARBOUR.

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.



11 North Street, Fowey, Cornwall, PL23 1DB

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.

ACCOMMODATION

An immaculately kept and extremely attractive 4 bedroom townhouse set over 3 floors. The current owners lovingly and thoughtfully refurbished the property in 2020, opening up the living room to create a beautiful social area for family, guests and friends to enjoy. A period fireplace with ornate tiles and gas fire give the property character and warmth on those chillier nights. The beautiful well equipped kitchen has ample storage cupboards and workspace. Integral Bloomberg appliances are dishwasher, electric oven and induction hob. The sink has a useful insinkerator and there is space for an upright fridge freezer.

Off the kitchen/dining area is a utility space which has plumbing for a washing machine and tumble dryer, built in cupboards providing extra storage space and work surface. From here, a door opens into a separate WC with wash hand basin and an airing cupboard housing the gas boiler. A door also opens into the courtyard, steps to the garden and side access to the road.

Stairs rise to the first floor landing which gives access to two bedrooms and a family bathroom.

The smaller of the 4 bedrooms is currently used as an office but could comfortably fit a single bed or bunkbeds.

The principal bedroom is made light and bright from two sash windows and in turn cosy by top and bottom window shutters. The room is very generous in size even with currently two triple wardrobes, king size bed and other furniture in situ.



A beautifully designed and spacious family bathroom comprises of a bath, separate double shower cubicle, wash hand basin with vanity unit and upright heated towel rail.

Stairs rise up to the second floor.

The second floor comprises of two bedrooms. A double bedroom with front facing aspect enjoying views over the rooftops to estuary glimpses. The property's third double bedroom, also of a good size, currently accommodates two single beds and a cot. The view from the window looks up the rear decked garden.

The owners have recently had a PIV system installed in the property which is very effective in older styled homes.

OUTSIDE

Accessed from a side gate or utility area, is the courtyard. A handy store provides space for water paraphernalia or general household tools.

As part of the property's renovations, the vendors have made the utmost of the top garden by installing new galvanised steel steps taking you up to a large composite decked seating area with wire balustrade. A wooden shed provides over winter storage for seat covers, sun umbrellas, etc. Water, light and electricity are available making for a special, social and relaxing area to enjoy al fresco dining or simply spending time with family and friends whilst soaking up the amazing views over the rooftops to the fabulous Fowey estuary.

AGENTS NOTES

There is a right of way from the side gate to the rear of the property next door, this is very common in town properties.

EPC RATING - D

COUNCIL TAX BAND - D

TENURE - 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

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