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FLAT 3, 56 LOSTWITHIEL STREET,  
FOWEY, PL23 1BG  
GUIDE PRICE £265,000



**A BEAUTIFULLY PRESENTED ONE BEDROOM, LOWER GROUND FLOOR APARTMENT WITHIN A SHORT DISTANCE OF THE TOWN, HISTORIC HARBOUR AND ALL AMENITIES. BENEFITTING FROM AN OWNED, PART-SHARED COURTYARD WITH INTERESTING VIEWS OF THE TOWN, PLACE, CHURCH AND ESTUARY. OFF ROAD PARKING SPACE. SELLING CHAIN FREE.**





## Trehane, Flat 3, 56 Lostwithiel Street, Fowey, Cornwall, PL23 1BG

### 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.

### ACCOMMODATION

Georgian Grade II listed Trehane is a prominent, large, detached property in Lostwithiel Street converted into 4 apartments. Apartment 3 is lower ground floor and the only apartment which is not accessed from the communal entrance, having its own access via Browns Hill.

A path off Browns Hills gives access to the main front door of the apartment.

Apartment 3 is a beautifully styled, warm and welcoming one bedroom lower ground floor apartment. The perfect mix of Georgian character and features including sash windows, window seats, exposed wooden beams and a fire place, with the comfort of a modern kitchen and shower room and the convenience of Nest central heating.

Entering into an inner hall, useful for storing shoes and hanging coats, a glass paned door opens to a spacious entrance hall with doors leading into a bedroom, sitting room and shower room.

The sitting room boasts a large exposed stone wall with granite lintel and original fire place currently housing an electric freestanding fire. An alcove with brick arch provides handy space for shelving and TV. The window seat is a ideal place to sit, relax and take in views over to Place, a Grade I listed property in Fowey.

From the sitting room, a door leads into the modern, light well equipped kitchen which has space for table and chairs. A window seat provides extra seating at the table and enjoys views similar to those from the sitting room. The shaker style Wren kitchen (only 3 years old) comprises of wall and base storage cupboards, space for a washing machine and an integral electric oven and hob, fridge freezer and microwave.

A door gives access to the courtyard.

The bedroom, being generous in size, has a calming feel of warmth and cosiness. There is plenty of space for furniture and currently has a king-size bed.



The modern shower room comprises of a corner shower cubicle with rain head shower, handwash basin. WC and electric towel rail.

### OUTSIDE

The property enjoys and shares ownership of an outside courtyard which is accessed from the kitchen. It has been divided so that each property has its own area and is a lovely spot to wine and dine whilst looking over towards historic Place House and a glimpse of the estuary.

Another bonus to the gorgeous apartment is off road parking. Each apartment has a space but due to the size of vehicles these days, communication with the other owners is very occasionally necessary.

### Tenure

Leasehold. 125 year lease which commenced 2014.

### Services

None of the services, systems or appliances at the property have been tested by the Agents

### Local Authority

Cornwall Council, Liskeard Cornwall

### Viewing

Strictly by appointment with the Owners Agents: May, Whetter & Grose, Tel: 01726 832299.

### AGENT NOTES

The freehold is owned by a management company which is owned by the leaseholders within the apartments. They do not pay ground rent or regular maintenance payments but apportion costs when works are needed.

Contents available as a separate negotiation.