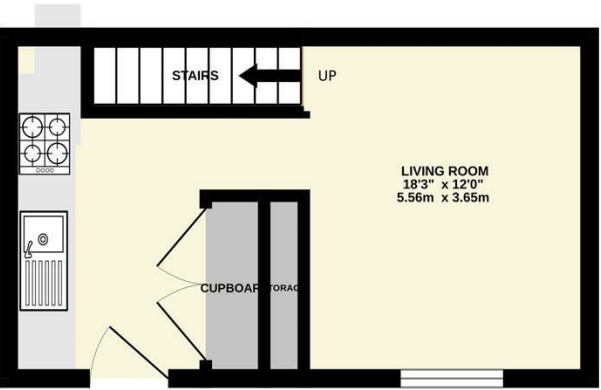


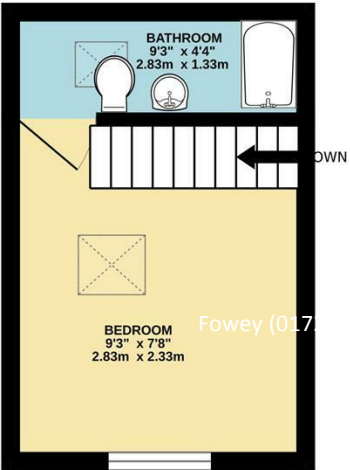


11 STATION ROAD,  
FOWEY, PL23 1DF  
GUIDE PRICE £275,000

GROUND FLOOR  
196 sq.ft. (18.2 sq.m.) approx.



1ST FLOOR  
131 sq.ft. (12.2 sq.m.) approx.



TOTAL FLOOR AREA : 327 sq.ft. (30.4 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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**Important Notice** MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTONS 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.

**A CONTEMPORARY ONE BEDROOM PROPERTY WITHIN A SHORT LEVEL WALK OF THE TOWN, HARBOUR AND CAR PARK. CURRENTLY A HOLIDAY LET, WOULD MAKE AN IDEAL LOCK UP AND LEAVE \*\*SELLING CHAIN FREE\*\***





Serendipity, 11 Station Road, Fowey, Cornwall, PL23 1DF

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 from Newquay.

Situated on Station Road, this property is conveniently located within level walking distance of the car park, town amenities and historic harbour.



**ACCOMMODATION**  
A one bedroom, warm and welcoming cottage with a contemporary feel.

A door opens into the kitchen part of the living room which is modern, bright and well equipped with wall and base units, integral dishwasher, electric oven and hob with space for a fridge. On the opposite wall are tall very useful floor to ceiling storage cupboards.

White glossy tiles run throughout the living room with space for a table and chairs and a sofa. A wall mounted electric fire makes the room cosy and warm.

Stairs rise up to the first floor which is a beautifully presented double bedroom with vaulted ceiling. Off the bedroom is a modern bathroom comprising of a half, deep bath with shower over, WC, wash hand basin and heated towel rail.

**AGENT'S NOTE**  
Due to the flying freehold applicants should check with any lending source prior to viewing. Please ask the agents for further details. Contents are available at a separate negotiation apart from personal items.

**EPC RATING - E**

**BUSINESS RATES**

**TENURE - FREEHOLD**

**Local Authority**  
Cornwall Council, Penwinnick Road, St Austell, PL25 5DR

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

**Viewing**  
Strictly by appointment with the Owners Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, PL23 1AH. Tel: 01726 832299