



**SEASCAPE ST. FIMBARRUS ROAD,
FOWEY, PL23 1JJ
GUIDE PRICE £1,850,000**



TOTAL FLOOR AREA : 1874 sq.ft. (174.1 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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THIS STUNNING HOME OFFERS SPACIOUS 3 BEDROOM ACCOMMODATION OVER 2 FLOORS. THE VIEWS, WHICH ARE PROTECTED FOR THE FUTURE, ARE ARGUABLY ONE OF THE BEST IN THE TOWN AND THE PROPERTY OCCUPIES AN EXCEPTIONAL POSITION AND EVERY ROOM BENEFITS FROM THIS BEAUTIFUL VISTA AND YET IS STILL CONVENIENT AND WALKABLE FOR FOWEY TOWN AND READYMONEY COVE.

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The Property
 Upgraded by the current owner, the property provides immaculately presented accommodation with generous proportions, with all rooms, upstairs and down, enjoying the wonderful views. There is parking for several vehicles on the gravelled driveway, complete with an electric charging point for vehicles. The gardens are beautifully planted with a range of mature shrubs and plants and there is a level area of high quality astro turf, making the garden very easy to maintain.

Accommodation
 Inside does not disappoint, with the hallway leading to the open plan and beautifully proportioned living space, including a stylish and well-appointed kitchen with a number of integrated appliances including Stoves range oven with 7 ring gas hob and 2 electric ovens, Neff dishwasher and attractive granite work surface over. A door opens to a pathway leading to the front garden and a wraparound balcony.

The dining area offers beautiful views to the harbour and out to sea along with spectacular views of Polruan, with a large bay window to make the most of the space. The sitting room with built in woodburner leads off the dining area and has a large sliding door opening to the balcony which runs the length of the house and offers several spaces to sit and enjoy the activities on the water.

Also on the entrance level, a principal bedroom suite, again offers stunning water views and benefits from built in storage and wardrobe space and a large ensuite shower room, complete with underfloor heating.

A utility room offers a useful space with sink and cupboards for storage, washing machine and under floor heating. From the hallway, stairs lead down to the lower floor where there is a further reception area used as a second sitting room, complete with wood burner for those chillier evenings. A large picture window offers estuary and sea views and a door opens to the garden. A large guest suite offers lovely views with sliding doors opening to the garden along with an ensuite with a spacious walk in shower and walk in wardrobe with hanging space and storage area.

A further guest bedroom also has sliding doors opening to the garden, and more wonderful views. There is a further shower room with underfloor heating conveniently located next to the bedroom, with shower cubicle, WC and wash hand basin.



Outside
 Positioned towards the end of a no through road and approached over a tarmac driveway leading to a gravelled parking area. The house and gardens enjoy panoramic views over the harbour, estuary and out to sea. Steps lead down to the lower part of the garden which is designed for ease of maintenance and offers a level area of garden, a spectacular sitting out and BBQ area of patio and planted borders. An impressive balcony wraps around the length of the house and is accessed from the sitting room, kitchen and parking area.

Bespoke built in sheds tucked in discretely at the sides of the house to provide ample garden storage along with a log store.

General Information
 This gorgeous home has been immaculately maintained and offers a fabulous and easy to care for "lock up and leave" property.

The external walls are rendered with a silicone render which is incredibly easy to maintain and reduces the requirement for regular painting maintenance.

All aluminium windows and gutters are marine grade aluminium with guarantees. There are high quality electric blinds in the majority of the rooms, which will be included in the sale.

what3words: ///boot.pronouns.motels

EPC Rating: D.

Council Tax Band: G.

Services: Mains water, electricity and drainage.