

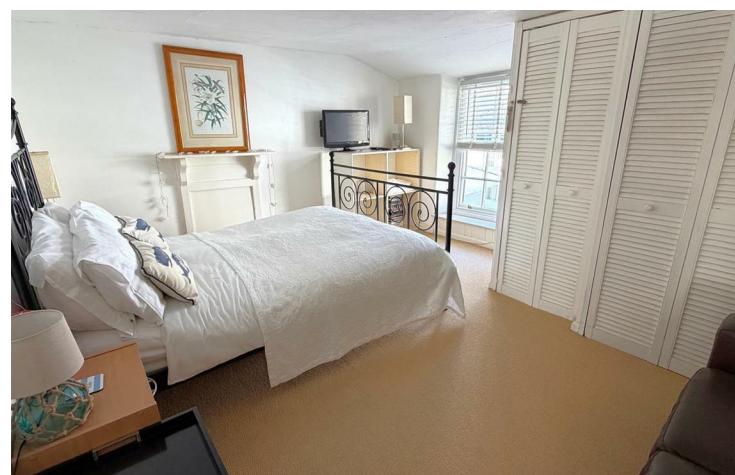


MAY WHETTER & GROSE

NUMBER 32 FORE STREET, FOWEY, PL23 1AQ GUIDE PRICE £825,000



TOTAL FLOOR AREA : 1734 sq.ft. (161.1 sq.m.) approx.
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A SUBSTANTIAL WATER FRONTING PROPERTY, GRADE II LISTED SITUATED IN THE CENTRE OF TOWN, WITH LARGE TERRACE AND VIEWS TO THE HARBOUR. THE PROPERTY BENEFITS FROM MIXED USE. PLEASE ASK FOR FURTHER DETAILS.

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
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Fowey (01726) 832299



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www.maywhetter.co.uk info@maywhetter.co.uk



Number 32 Fore Street, Fowey, Cornwall, PL23 1AQ

The 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.

The Property
 Situated in the centre of town, this Grade II Listed property offers spacious and flexible accommodation over two floors and benefits from large water fronting terrace with frappe (under licence from Fowey Harbour Commissioners).

The owner has used the property as mixed use, with retail shop to the front and part of the rear of the property, Airbnb to the first floor and fabulous self contained owners accommodation to the rear. It has business use A1/A2/A3. The property is not being sold as a going concern.



Offered to the market including the freehold and foreshore, the property offers space for a unique lifestyle/business opportunity and benefits from a large water fronting terrace and lovely views to the river.

Accommodation
 The owners accommodation comprises a large, open plan living area with sitting room, mezzanine area, dining space and kitchen, all with views through bi folding doors and across the terrace to the river. There is a cellar/storage area located under the open plan living room. The outside space is supplemented by a large timber decked area from the living space with steps down to the terrace. A double bedroom with ensuite shower room is located above the living area.

The retail space is located on the ground floor to the front of the property with a further room located to the rear, with lovely views to the water. A door leads from the rear of the building through a cobbled walkway to the terrace, which is fully licensed to sell refreshments to customers. Outside of business hours it provides a stunning, private, water fronting terrace.

On the first floor, the Airbnb accommodation comprises a large, double bedroom, kitchen/dining room, bathroom and further bedroom (used as a storage room currently).

There are many options to reconfigure the property, subject to necessary permissions and continue as mixed use with lifestyle opportunity.

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

EPC - D
FREEHOLD
Council Tax Band - D