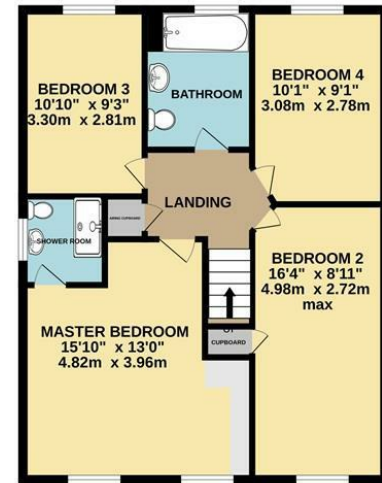




GROUND FLOOR
880 sq.ft. (81.8 sq.m.) approx.

1ST FLOOR
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 1546 sq.ft. (143.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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MAY WHETTER & GROSE

27 PENTREATH CLOSE, FOWEY, PL23 1EP GUIDE PRICE £475,000



A SUPERB 4-BEDROOM DETACHED FAMILY HOME IN THE POPULAR PENTREATH ESTATE. BEAUTIFULLY PRESENTED WITH LARGE CONSERVATORY, COUNTRYSIDE VIEWS, FRONT AND REAR GARDEN, OFF ROAD PARKING AND GARAGE.

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.



Fowey (01726) 832299



MAY WHETTER & GROSE

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



27 Pentreath Close, Fowey, PL23 1EP

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.

Pentreath is part of the Hill Hay development, a very popular residential estate in Fowey. Close to primary and secondary schools, recreation grounds and easy access for commuting families.

THE PROPERTY

Some homes make you smile the minute you walk in, and this is one of them. The level of care and respect shown by the current owners is apparent from the moment you step into the entrance hall. From here you can gain access to the dining room, kitchen, sitting room and separate WC.

Double doors open into the dining room, which has a front aspect and currently accommodates a four-seater table and a sizeable dresser.

The modern kitchen, installed by the current owners, is sleek in design and enjoys views over the rear garden. Well equipped with an integral dishwasher, double oven, and induction hob. A handy utility room has space for a washing machine, tumble dryer and upright fridge-freezer. A door leads out to the side of the property.

Beautiful Herringbone flooring runs throughout the spacious sitting room. An attractive, solid fire surround houses a gas wood-effect fire, which provides warmth during the chillier months. The room is made light and bright by double doors opening into a large conservatory with stunning views over the rear garden and countryside beyond. With doors opening to the rear garden, the conservatory is a great place to socialise or simply relax with a good book.



In the entrance hall, there is a useful storage under the stairs cupboard.

Stairs rise to the first floor, which comprises four double bedrooms, a family bathroom and an airing cupboard.

Two smaller double bedrooms are located at the rear, enjoying sweeping countryside views. A larger double bedroom has an abundance of space for wardrobes and other bedroom furniture and has a built-in storage cupboard.

The principal bedroom is spoilt for space and has a newly installed en-suite shower room, which has been extended.

OUTSIDE

Both front and rear gardens are as immaculate as the property, with landscaped, easy-to-maintain flower beds, lawns and seating areas. There is a potting shed and a wooden shed in the rear garden with steps leading up to the conservatory. A path leads around the side of the property to the front garden.

The property benefits from off-road parking for three cars and a garage.

Agents Note
Solar panels at property - owned by vendors.

EPC RATING - AWAITING

COUNCIL TAX BAND - E

TENURE - FREEHOLD

Local Authority
Cornwall Council.

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.