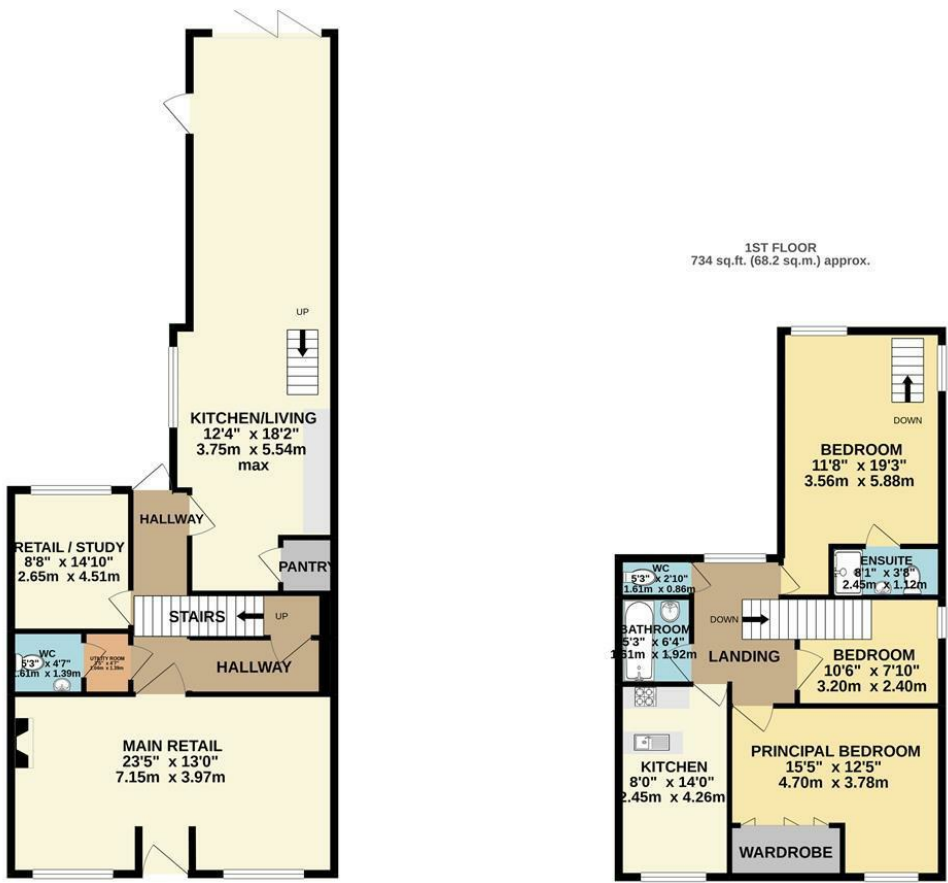




NUMBER 32 FORE STREET,
FOWEY, PL23 1AQ
GUIDE PRICE £825,000



TOTAL FLOOR AREA : 1734 sq.ft. (161.1 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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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
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.



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 frape (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

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