



1151 sq.ft. (107.0 sq.m.) approx.



TOTAL FLOOR AREA : 1151 sq.ft. (107.0 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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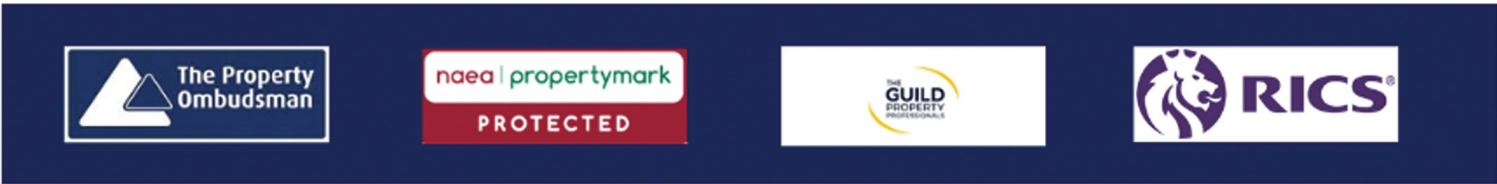
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**1 THE OLD SCHOOL HOUSE DAGLANDS ROAD,
FOWEY, PL23 1JL
£600,000**



A BEAUTIFULLY PRESENTED AND RECENTLY RENOVATED, GROUND FLOOR, TWO BEDROOM APARTMENT SITUATED IN ONE OF FOWEY'S HISTORIC PROPERTIES - THE OLD SCHOOL HOUSE. PRIVATE ENTRANCE WITH TERRACE AND SITTING OUT AREA, PRETTY REDESIGNED GARDEN, GARAGE AND ADDITIONAL OFF ROAD PARKING SPACE.





1 The Old School House Daglands Road, Fowey, PL23 1JL

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 Old School House is an iconic and much loved property in Fowey. It was tastefully converted into apartments in 1998. Situated just a short walk from the town, harbour and Ready Money Cove, The Old School House is elevated and set back from Daglands Road giving a peaceful and private location.

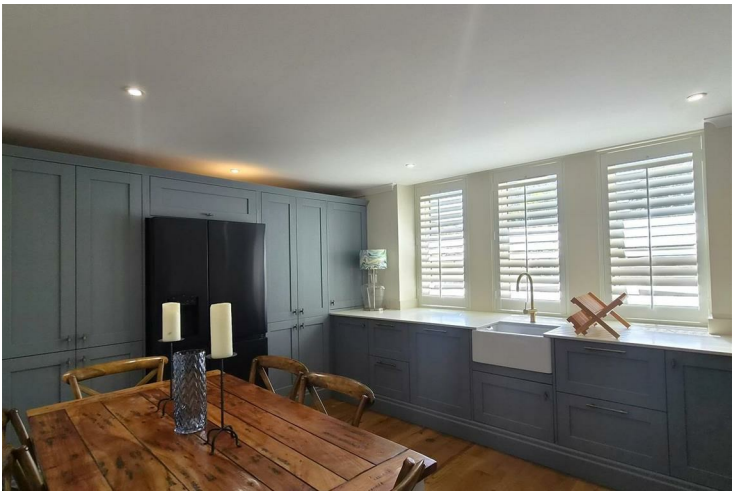
The property has been extensively renovated and modernised by the current owners to provide a spacious apartment with a contemporary styled finish and elegant feel. The property benefits from a restyled, low maintenance garden, part of which can double up as a parking space and there is further parking in the single garage situated to one side of the building.

ACCOMMODATION

A private courtyard and front entrance gives the apartment independence from the others within the building and a real sense of privacy. The front door opens into a welcoming entrance hall, great for hanging coats and storing shoes. This area doubles up as a utility area with a cupboard to one side which cleverly hides the washing machine/laundry area and a further cupboard which is ideal for additional storage.

A door opens to the spacious living room with large windows to the front elevation and a further window affording a view down Daglands Road and making this living space light and airy. There is a recently installed fireplace and mantle, housing an electric fire - a lovely focal point for the room. The attractive floor is of engineered oak and adds to the impressive and elegant style. Bespoke window shutters are a feature in every well appointed room.

A door off the inner hall opens to the kitchen/dining room which has been recently remodelled and provides a delightful space to entertain. The flooring continues through from the sitting room and large windows overlook the private garden to the side of the property. With a number of integrated appliances. large workspace and storage cupboards, along with space for table and chairs, this fabulous kitchen does not disappoint.



Both double bedrooms are of a generous size with the principal bedroom benefitting from an en suite shower room again recently remodelled with large walk in shower, stylish tiled walls and floors from Mandarin Stone, WC and wash basin. The second double bedroom has a built in cupboard, useful for storage.

There is a separate upgraded bathroom, room which comprises bath with shower head attachment over, WC and wash basin with storage underneath. The attractive floor and wall tiles are supplied from Mandarin Stone.

OUTSIDE

A huge advantage to this beautiful apartment is the private entrance courtyard ,courtyard garden, and garage with lighting and power and additional parking space. The redesigned courtyard garden is the perfect place to sit, relax and enjoy those sunny days. Partly enclosed by trellis fencing and clever planting, a paved terrace offers a lovely space for table and chairs. Part of the garden is gravelled, which makes the outside areas low maintenance and also doubles up as a further parking space.

AGENTS NOTES

Service charge £1,300 pa. approx.

NOTE - the lease states "Not to use the Demised Flat otherwise than as a single private dwelling house and not to use the Demised Garage except for the garaging of a private motor vehicle or vehicles". "Not to use the Demised Premises or any part thereof for business purposes when the meaning assigned to that expression buy Section 23 of the Landlord and Tenant Act 1954". Please take advice from a solicitor on this point.

There is a ring door bell for security.

EPC RATING - C

TENURE - LEASEHOLD

Leasehold, with a 999 year lease commenced in 1996. However the owners own a share of the freehold through the management company - Old School House Management Company.
1/3 split maintenance charge.

COUNCIL TAX BAND - E

Services

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

Local Authority

Cornwall Council,.

Viewing

Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.
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