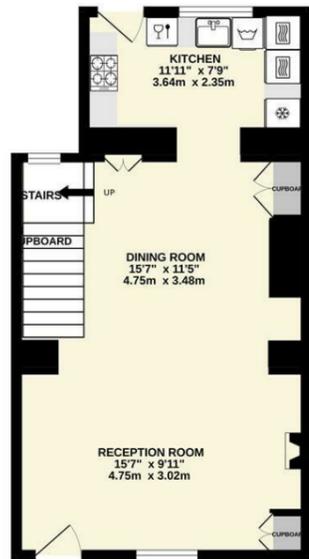


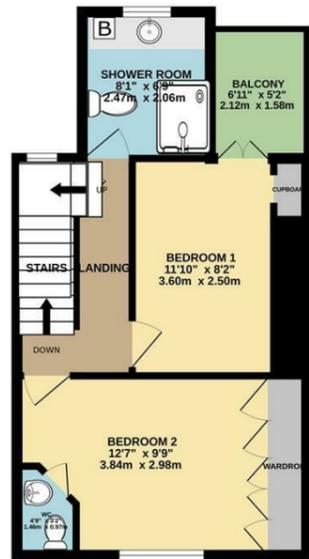


**MARYS HOUSE, 42 LOSTWITHIEL STREET,
FOWEY, PL23 1BG
GUIDE PRICE £445,000**

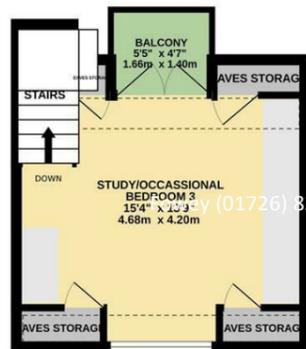
GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



2ND FLOOR
235 sq.ft. (21.8 sq.m.) approx.

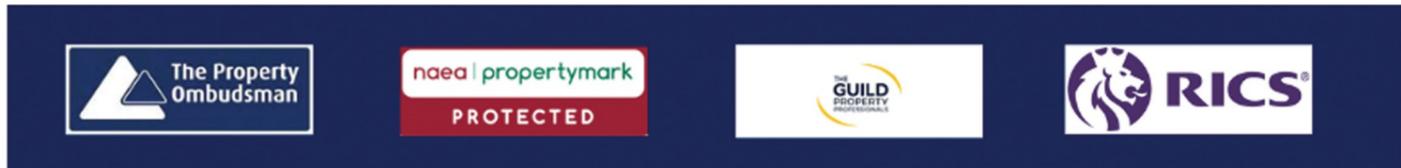


TOTAL FLOOR AREA : 1007 sq.ft. (93.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 BEAUTIFULLY PRESENTED CHARACTER PROPERTY, 2 BEDROOMS AND FURTHER ATTIC ROOM CURRENTLY USED AS A STUDY/OCCASIONAL BEDROOM 3. OUTSIDE TERRACE, BALCONIES AND LOVELY HARBOUR VIEWS. NO ONWARD CHAIN.

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
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Marys House, 42 Lostwithiel Street, Fowey, Cornwall, PL23 1BG

The Property

Situated just a short walk from the centre of town, this attractive house offers seaside living at its best and it is currently used as a main home, but would serve equally well as a lock up and leave or successful holiday let property.

Available with no onward chain, this well presented property offers accommodation on three floors, with attractive decked outside areas and pretty views over the town and to the harbour.

The front door opens to a spacious, open plan living space incorporating sitting room and dining area. There is an attractive wooden floor throughout this room and contemporary style wood burner for those chillier evenings. Stairs rise to the first floor and an opening leads to the well appointed kitchen to the rear, with integrated dishwasher, washing machine, fridge and freezer. There is a white quartz work top affording a good degree of workspace and plenty of useful storage cupboards. A door opens to super courtyard area with views across to Place House, the church and the estuary - a lovely space to sit out and enjoy a glass of wine or two!

Stairs lead to the first floor landing with doors to bedrooms and bathroom. Further stairs lead up to the second floor attic room.

On the first floor there is a double bedroom with window to the front elevation and a range of built in wardrobes/storage space. A door opens to an en suite WC.

There is a further double bedroom with doors opening to a decked area with lovely views to the harbour. A stylish shower room is finished with attractive travertine tiles, with shower, WC and wash hand basin. A window offers super views to the harbour.



The second floor has a lovely light and airy attic room, currently used as a study but would double up as an occasional third bedroom, with Velux roof terrace windows which open to a decked balcony area, again providing fabulous harbour views and views across to the countryside on the east bank.

Outside

The property is accessed directly from Lostwithiel Street and there is a small area to the front of the house.

To the rear, a door from the kitchen opens to a lovely courtyard, with seating around 3 sides, offering a lovely place to sit. With views to the harbour, this is a super space which would easily take a table and chairs for al fresco dining.

There is a balcony which is accessed from a bedroom on the first floor and a further smaller balcony accessed from the study/bedroom 3.

EPC - Rating C

Council Tax Band - D

FREEHOLD

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

Mains gas, electricity and water. None of the services, systems or appliances at the property have been tested by the Agents.

Local Authority

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR