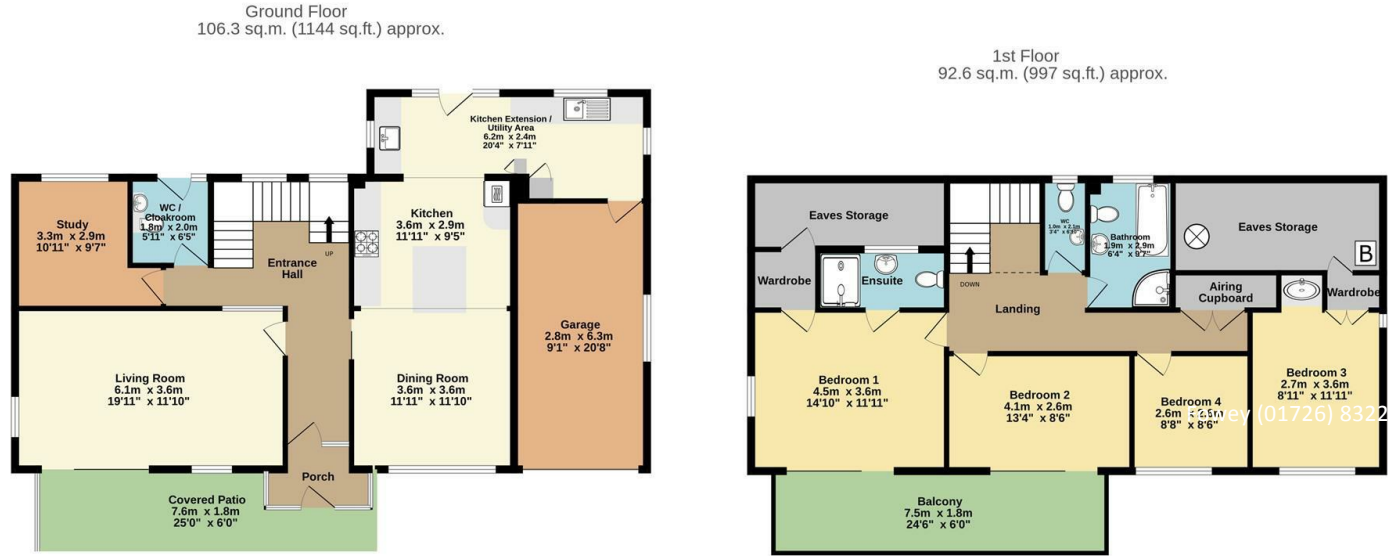




**44 TOWER PARK,
FOWEY, PL23 1JD
ASKING PRICE £850,000**



TOTAL FLOOR AREA : 198.9 sq.m. (2141 sq.ft.) 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 SPACIOUS 4 BEDROOM DETACHED HOME, WITH LARGE GARDENS AND VIEWS OVER NEIGHBOURING WOODLAND, TOWARDS THE SEA AND POLRUAN HEADLAND. LARGE DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES AND GARAGE. EPC - D

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44 Tower Park, Fowey, PL23 1JD

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
 Offered to the market for the first time in 16 years, this lovely home has spacious accommodation arranged over 2 floors, with super views over neighbouring woodland, and out to sea.

Located in a sought after area of the town and with easy access to Readymoney Cove and beautiful coastal walks, this property is highly desirable in both location and size. The paved driveway is accessed directly from Tower Park and has parking for approximately 6 vehicles and there is a front garden, enclosed by mature hedging and laid to lawn.

The front door opens to a porch with a door leading to the welcoming hallway and stairs to the first floor. A large window to the rear of the hallway allows in much natural light and offers a view to the rear garden. A door leads to an open plan dining room/kitchen creating a lovely everyday combined living space. With windows to both front and back of this spacious room, it is lovely and light with an island unit offering separation between the two areas.

The well appointed "L" shaped kitchen has a tiled floor and range of base and wall units containing an AEG double oven, gas hob and integrated dishwasher. There is space for a washing machine and tumble dryer. A door opens to the rear patio and a further door leads into the generous sized single garage.

To the other side of the entrance hall, a door opens to the sitting room, with large sliding door to the front patio and garden. There are further windows to both the front and side elevation.

Also accessed from the hall, there is a very useful study with window and aspect to the rear garden. A cloakroom has a tiled floor, WC and wash basin. A door opens to the rear patio.



Stairs rise to the first floor where the large landing has doors to all first floor rooms. A large picture window overlooks the rear garden.

The principal bedroom is a good size with sliding door accessing the balcony and lovely views to the neighbouring woodland and out to sea. There is a useful storage cupboard/wardrobe and a further door opens to the en suite with large shower cubicle, WC and wash basin.

The second bedroom is a double room with sliding doors providing access out to the balcony, again with those lovely views.

There is a further double room with dual aspect windows and inset wash basin and storage units. The 4th bedroom is a single room, and doubles up as a sewing room.

There is a family bathroom with panelled bath, separate corner shower cubicle, WC and wash basin. A further, separate WC is located next to the bathroom.

Outside
 The driveway has parking for approximately 6 vehicles and there is access to the front garden which is laid mainly to lawn with mature hedging and borders planted with a variety of shrubs and plants. There is paved terrace in front of the sitting room sliding doors and pathways lead around both sides of the property to the rear garden, where there is a paved terrace. Steps lead further up the garden to a lawned terrace and a further area towards the rear of the garden which would be ideal for use as a vegetable garden, greenhouse area or similar. There are numerous mature specimen trees and shrubs making the gardens very attractive and delightful.

Council Tax Band - G

EPC Rating - D

Freehold

Agents Note
 The property has solar panels to the front of the roof which are not in working order.

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. Mains gas, electricity and water.

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