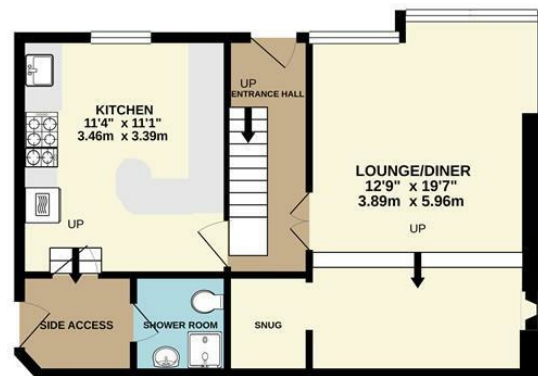
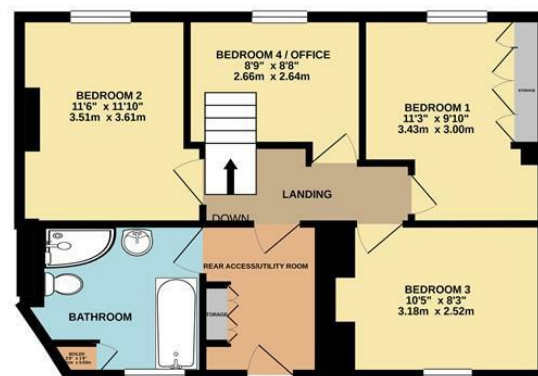


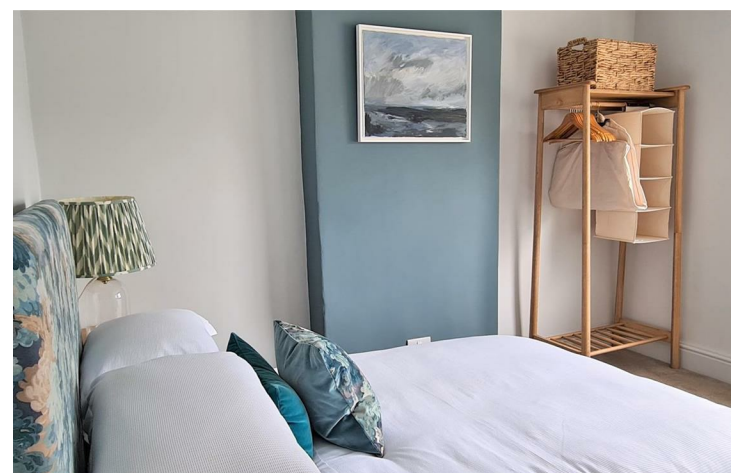
GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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 misstatement. 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

**NUTSHELL COTTAGE, 15 NORTH STREET,
FOWEY, PL23 1DB
GUIDE PRICE £595,000**



A SUPERBLY PRESENTED FOUR BEDROOM GRADE II LISTED COTTAGE IN THE HEART OF FOWEY WITH ESTUARY VIEWS FROM THE SUNNY TERRACED GARDEN AND FIRST FLOOR BEDROOMS. IDEAL SECOND HOME OR HOLIDAY LET.

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.



Nutshell Cottage, 15 North Street, Fowey, Cornwall, PL23 1DB

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.

Nutshell Cottage is located in North Street right in the heart of Fowey. A short level walk will take you to the eclectic mix of shops, bars, restaurants and the town harbour. The town car park is also close by. Across from the cottage are steps leading down to the estuary which makes going for a swim or launching a kayak very convenient.

THE PROPERTY

Nutshell is an exquisite four bedroom, end of terrace, grade II listed period property enjoying estuary views from the first floor and the rear terraced garden. The current vendors have paid meticulous attention to detail in the interior design and this makes for an exceptional property.

From the entrance hall, doors lead into the sitting/dining room which boasts large windows harking back to the days of its origins as a shop. Adjacent to the dining area is a cosy snug great for sneaking a few moments of peace and quiet to delve into a good book.

The beautifully sleek bespoke Alno kitchen has wall and base kitchen units painted in Farrow and Ball (Mizzle), black granite

www.maywhetter.co.uk



From the kitchen, steps lead up to a really useful cloakroom which can be accessed from the side of the property. This is such a handy space for hanging wetsuits and water paraphernalia as well as storing coats and shoes. From here a door opens into the shower room with shower, WC and sink with vanity unit.

From the entrance hall stairs rise up to the first floor where four bedrooms - three double and one single - are all individually, creatively styled with two bedrooms having views through the roof tops on to the estuary. The principal bedroom has floor to ceiling built-in cupboards and the third bedroom, currently a twin has a vaulted ceiling, giving a real sense of space. This room has planning permission for a Velux window if required.

A stylish family bathroom offers a free standing bath, separate shower cubicle, WC, twin heated towel rails and a built-in cupboard housing the boiler.

A rear utility area offers practical storage space with floor to ceiling cupboards and space for a washing machine, a door leads out to the rear garden.

OUTSIDE

Terraced garden with low maintenance raised beds. Different level patio areas to take advantage of the sun. Permission to install summerhouse if so desired.

EPC RATING D

Local Authority

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

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.

(01726) 832299