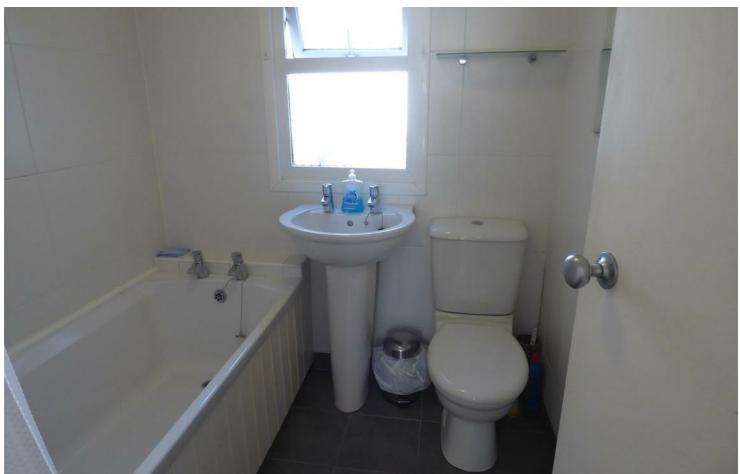


9 BROWNS HILL, FOWEY, PL23 1BT GUIDE PRICE £350,000



A CHARMING TWO BEDROOM CHARACTER COTTAGE WITH VIEWS AND THE RARE ASSETS OF A GARAGE PLUS FURTHER PARKING, NESTLED IN THE HEART OF FOWEY.

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 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.



9 Browns Hill, Fowey, Cornwall, PL23 1BT

A pretty, traditional cottage full of charm, enjoying elevated views, parking and a garage, all tucked away a stone's throw from the centre of Fowey.

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

The cottage has accommodation laid out over three floors, and is presented in a clean and tidy fashion. There is an opportunity to refresh this property with some updating and redecorating, so it offers a lovely project for purchasers looking to put their own stamp on the perfect bolt-hole with proven holiday let income.



The ground floor comprises an open plan kitchen dining room, with well-equipped kitchen area, cupboard housing the Gas Central Heating boiler and stairs to the first floor living room. This room has super views and a feature fireplace. Stairs lead on up to the second floor.

The second floor has a double bedroom with views over the estuary, a second, twin bedroom, and the family bathroom, having a bath with shower over.

Outside

Approached from Browns Hill, number 9 benefits from a garage close to the property, as well as the parking area in front of the garage of number 9. Number 10 Browns Hill has rights of way across the driveway area to access their property and their garage.

EPC RATING D

Agent's Note

This cottage has an element of flying freehold on the second floor. Please ask the Estate Agent for more information when enquiring about this property.

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.

Local Authority

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