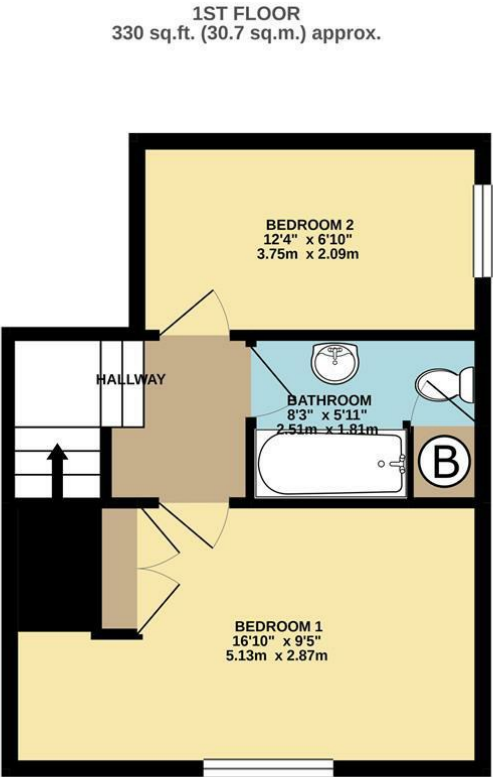


MAY WHETTER & GROSE

FLAT 2 SIBBALD HOUSE,
FOWEY, PL23 1DB
GUIDE PRICE £250,000



TWO BEDROOM MASIONETTE SITUATED RIGHT IN THE HEART OF FOWEY. NEWLY REDECORATED AND IN VERY GOOD ORDER. THIS APPARTMENT WOULD MAKE AN IDEAL SECOND HOME OR A LONG TERM LET. VACANT POSSESSION.



TOTAL FLOOR AREA : 682 sq.ft. (63.3 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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Flat 2 Sibbald House, 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.

LOCATION

Sibbald House is a Grade II listed period property situated in the heart of the town. Originally a Grand Town House, the lobby boasts an amazing set of granite steps made light by a glass roof. It is thought that earlier than the eighteen hundreds the granite steps might have separated two separate dwellings, local historians are still intrigued! Now split into individual apartments, Apartment 2 is a ground floor maisonette.



ACCOMMODATION

From the communal lobby, a door leads into the apartment and inner hallway. From here stairs rise to the first floor and a door opens into the open plan living area. Defined by a single step and a tiled floor is the kitchen area. Equipped with a built-in Hotpoint oven, Whirlpool gas hob, plenty of storage units, space for a washing machine or dishwasher and space to put an upright fridge freezer. A deep set window sill shows the depth of the old stone walls. To the back of the kitchen is a storage area which reveals an old fire place! A further good sized storage cupboard utilises space under the stairs.

From the inner hallway stairs rise up to the first floor with doors leading into bedroom two suitable for a single bed, small double or bunkbeds with a lovely deep set window sill, a modern bathroom with built-in shower over bath, heated towel rail and airing cupboard which houses the Baxi combi boiler. Bedroom one is a double room with a built-in double door storage cupboard.

The maisonette has been recently decorated and fitted with new carpets throughout. The property has gas central heating.

EPC RATING C

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

Local Authority

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

Services

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

AGENTS NOTES

A 999 year lease with 982 years remaining. Selling chain free, vacant possession. This apartment has a restricted covenant which does not allow holiday letting.