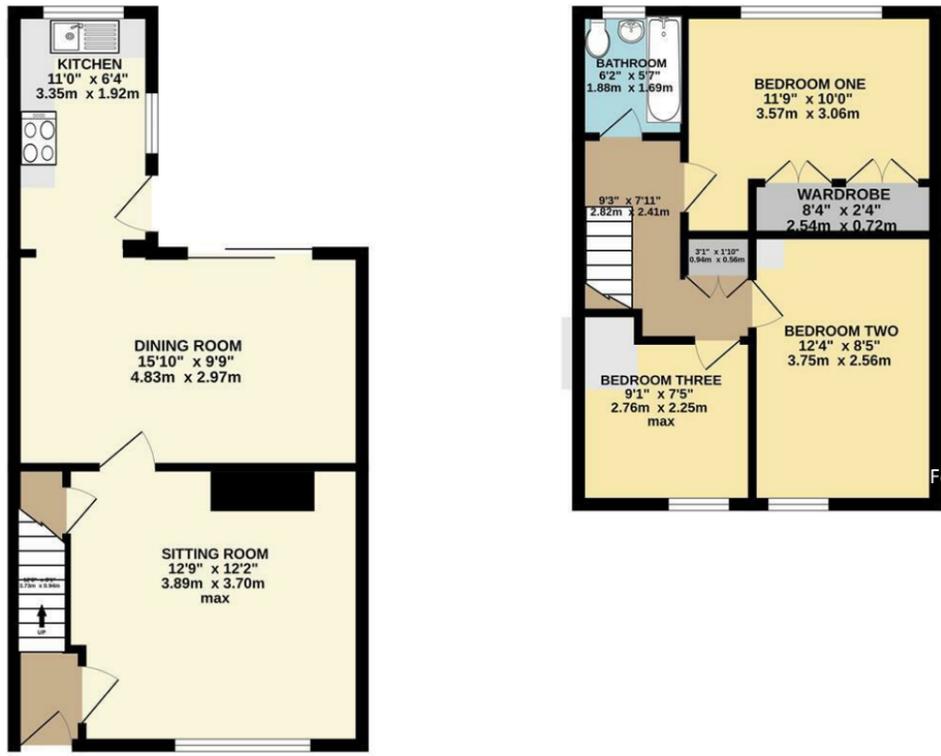




**17 WINDMILL,  
FOWEY, PL23 1HD  
GUIDE PRICE £225,000**



TOTAL FLOOR AREA : 784 sq.ft. (72.9 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 WELL PRESENTED, MID-TERRACED 3 BEDROOM FAMILY HOME LOCATED IN WINDMILL, A POPULAR RESIDENTIAL AREA OF FOWEY. CLOSE TO SCHOOLS AND A SHORT WALK DOWN TO THE TOWN, HARBOUR AND ALL AMENITIES.**

**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.



**17 Windmill, Fowey, Cornwall, PL23 1HD**

**The Location**  
 Fowey stands out as one of the UK's most captivating waterside communities, renowned for its stunning beauty and vibrant maritime heritage. Celebrated as a premier sailing hub, the town boasts two thriving sailing clubs, a legendary Regatta, and top-notch facilities that delight every passionate yachtsman. Despite its quaint size, Fowey offers an impressive array of shops and businesses, effortlessly meeting your everyday needs with charm and convenience.

The surrounding area unveils miles of breathtaking coastline and countryside, perfect for exhilarating walks or beach escapades, with much of it preserved by the National Trust. Award-winning restaurants, boutique hotels, and exceptional dining experiences have cemented Fowey's reputation as a premier, high-quality destination that captivates visitors and residents alike.

**The Property**  
 Situated in a quiet cul-de-sac, this charming home is just a 10-minute walk from Fowey's vibrant centre, offering easy access to a rich array of attractions including craft and souvenir shops, a museum, galleries, greengrocers, cafés, restaurants, pubs, and watersports, all contributing to a lovely seaside atmosphere.

Local amenities are a breeze with the post office and a church also in town. From home enjoy an approx. 15-minute stroll to Readymoney Beach or an approx. 5-minute walk to Squire's Field park with its children's play area. The Fowey town bus stop is a short distance away at the main carpark, and the bus stop for St Austell and beyond is conveniently at the road's end.

**Accommodation**  
 This inviting home boasts UPVC double-glazed windows and doors throughout. The beautifully decorated lounge features a cozy wood burner and log store, perfect for chilly evenings.

The kitchen is well-appointed, including a built-in gas hob with extractor fan and an electric cooker. The recently replaced boiler ensures modern efficiency.

This property would suit a young family with nearby schools or a working/retired couple seeking a comfortable retreat.



Stairs from the hall lead to the first floor. Bedroom one is a spacious double with views over the rear garden, while Bedroom two offers another comfortable double with a front aspect and lovely views across into the distance.

Bedroom three is a single bedroom but would also make an ideal office/hobby room if required.

The bathroom is practical and well-maintained. The fully boarded loft, complete with light and TV aerial, adds versatile storage or potential extra space that could be converted into an additional bedroom and en-suite, subject to planning permission.

**Outside**  
 The exterior features vibrant, well-stocked flower beds at both the front and rear, creating a colorful welcome.

The attractive rear garden has a useful shed and a patio that is westerly facing to catch the evening sun.

Rear and front gardens are laid to gravel for easy maintenance. Parking for one car is available on the curb outside the front of the house. Additional parking for a small car may be possible at the front of the property.

**Agents Note**  
 There is a restrictive covenant on the title stating 'To use the property hereby conveyed for the purpose of a single private dwellinghouse only' please check with your lender if finance is required as this may prevent holiday letting or running a business from home.  
 The owners have invested in a water filtration system. This is available to purchase at an additional cost however the owners will remove it if not required. Please ask for further details.

**Council Tax Band - B**

**EPC Rating - D**

**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.