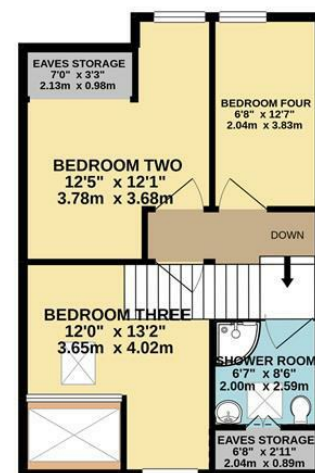
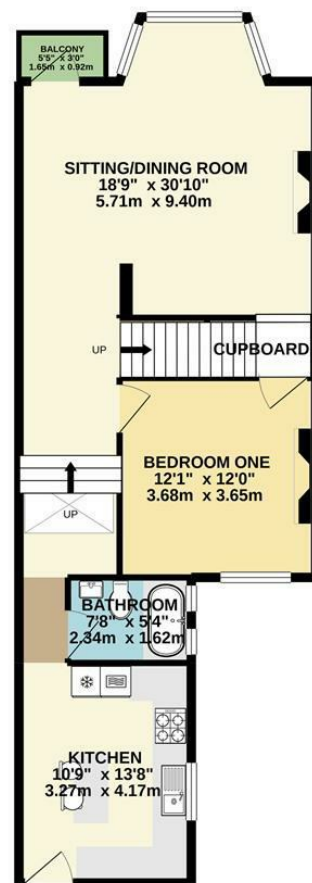


ENTRANCE FLOOR
791 sq.ft. (73.5 sq.m.) approx.

1ST FLOOR
512 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1302 sq.ft. (121.0 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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MAY WHETTER & GROSE

**ANCHOR LOFT, 15A ST FIMBARRUS ROAD,
FOWEY, PL23 1JJ
GUIDE PRICE £825,000**



AN IMPRESSIVE FOUR BEDROOM, TWO BATHROOM APARTMENT. OPEN PLAN LIVING ROOM WITH BALCONY, STUNNING VIEWS OVER THE FOWEY ESTUARY AND OUT TO SEA. USE OF A SHARED GARAGE AND TWO DECKED SITTING OUT AREAS . THIS PROPERTY TICKS ALL THE BOXES AND VIEWING IS ESSENTIAL.



Anchor Loft, 15a St Fimbarrus Road, Fowey, Cornwall, PL23 1JJ

Anchor Loft is a beautifully presented and well-proportioned apartment situated in an elevated position, currently a much-loved second home and successful holiday let. Fulfilling the criteria of the most discerning purchaser, and located on one of the most popular roads in Fowey, with only a 15/20 minute walk to the town and 10 minutes to the beach, the property boasts wonderful views of the estuary and beyond from the living room and balcony, spacious accommodation, a very smart kitchen, luxury bathrooms, a parking space, use of a shared garage, outside space comprising two terraces, and a storage room. Anchor Loft is to be sold fully furnished. Gas central heating.

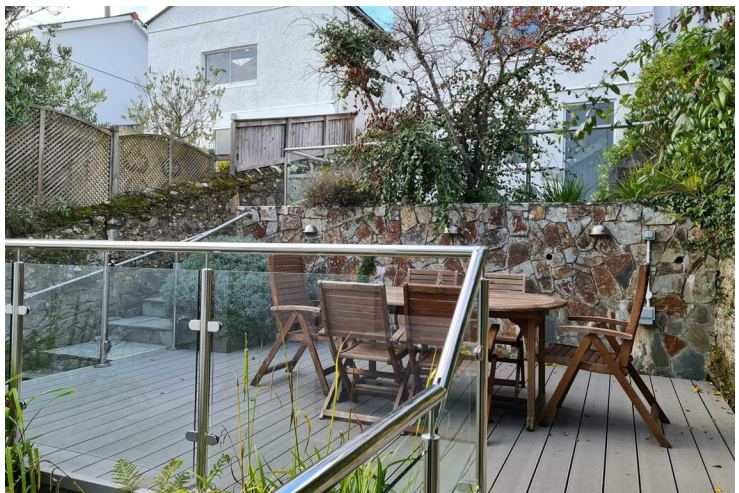
Fowey is regarded as one of the most attractive waterside communities in the county. Particularly well known as a popular sailing centre, the town has two thriving sailing clubs, a famous annual Regatta and excellent facilities for the keen yachtsman. For a small town Fowey provides a good range of shops 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 Accommodation

Accessed via steps and a pathway from either St Fimbarrus Road or Hanson Drive, the property is entered into by way of the newly fitted stylish kitchen, with breakfast bar, electric oven, gas hob, fridge/freezer, dishwasher and washer/dryer. A spacious hallway with doors leading off to the well-appointed family bathroom and a bright double bedroom with period fireplace and storage cupboard. The hall then opens out to the open plan living/ dining room, with a delightful large bay window with built-in window seat from which to enjoy the views, a feature fireplace and a patio door to the balcony, also boasting superb views across the estuary and out to sea.



First floor

From the hall, stairs lead up to a smart shower room, then up to a landing with doors to a single bedroom, spacious enough for a trundler-type occasional double bed and enjoying views over the estuary, a double or twin bedroom enjoying a quirky feature of over looking the beautiful, original stained glass ceiling panel (made safe by glass pane) and a good-sized double bedroom with shelving built into the eaves and a sweet seating area to take in the views.

Above the double/twin room and the kitchen are two loft spaces. The space above the kitchen is a generous size and offers potential for further development (subject to the relevant planning permissions). The loft space above the bedroom is extremely useful as extra storage.

Outside

There are two enclosed, sheltered decked patio areas for those well-deserved relaxing days, with ample space for outdoor dining furniture, barbecue etc. There is an outdoor storage room with power and light, ideal for an extra freezer, sports equipment and gardening tools. The apartment shares a double garage on Hanson Dive with an allocated space within.

Tenure

The apartment is leasehold with a 999 year lease which commenced 29 September 1989

EPC RATING D

Services

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

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