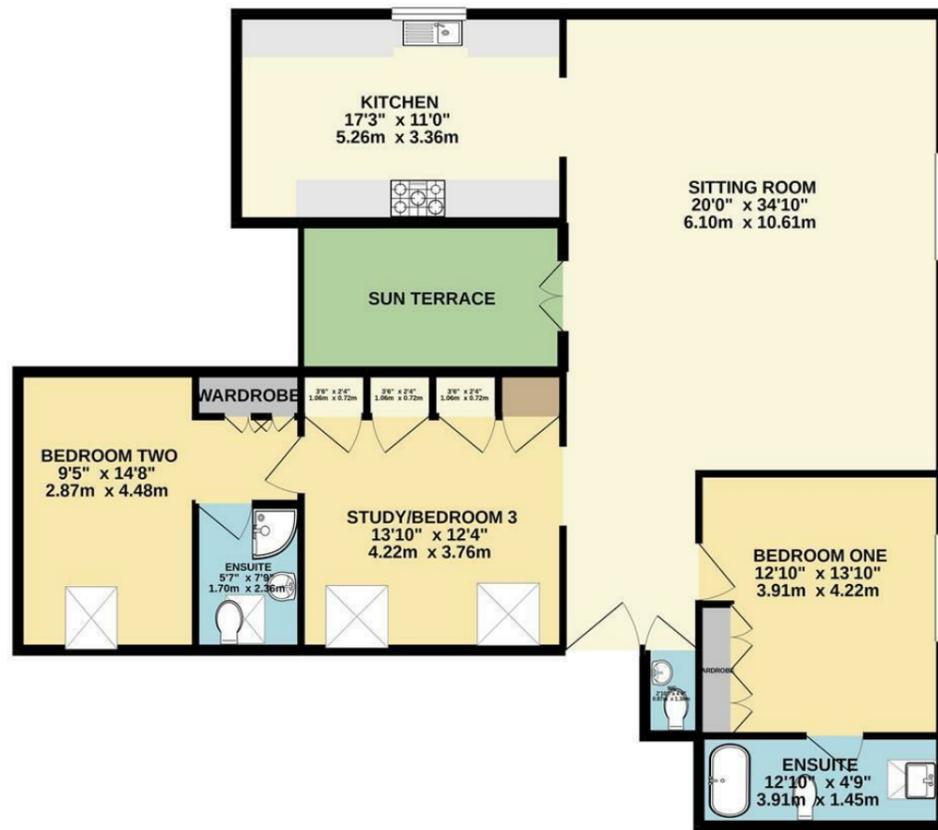


GROUND FLOOR
1418 sq.ft. (131.7 sq.m.) approx.



TOTAL FLOOR AREA : 1418 sq.ft. (131.7 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

THE PENTHOUSE, CARNETHIC HOUSE,
FOWEY, PL23 1HQ
GUIDE PRICE £425,000



A SPACIOUS TWO/THREE BEDROOM APARTMENT WHICH FORMS PART OF THIS RE-FURBISHED GEORGIAN COUNTRY HOUSE. Benefits include sun terrace, on-site parking, pretty views, communal grounds and heated swimming pool.

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.



The Penthouse, Carnethic House, Fowey, Cornwall, PL23 1HQ

The Location
 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 from Newquay.

The Property
 This delightful and well presented, spacious penthouse apartment offers flexible accommodation with views to surrounding countryside. Located in a quiet setting on the outskirts of the town with on site parking and easy access, the property is located in a lovely Georgian Country House. Accompanied by an acre of gardens and the use of an indoor/outdoor heated pool and sauna, the property offers use as a stylish home, second home or holiday let. The current owners rent it out as a popular holiday destination.

Approached via a shared entrance hallway, stairs lead up to the apartment's front door which opens to a generously sized, open plan sitting/dining room with attractive wood flooring and double doors opening to the sun terrace. There is a window to the front elevation with pleasant views.

Steps lead down to the well appointed kitchen with tiled floor. Designed by Rozen with polished granite work surfaces and splash backs, there is a good range of wall and base units with plumbing for washing machine, space for range cooker and American fridge/freezer, built-in dishwasher and a sink with mixer tap built-in to the worktop. Window to side elevation.



The property has a lovely principal bedroom built in wardrobes and elegant en suite bathroom. There is a second generous double bedroom with built in wardrobes and Velux window. A door opens to the en suite shower room. This second bedroom suite is accessed through Bedroom three/Study. This third room could be used as an occasional guest bedroom or study and benefits from two Velux windows and built in cupboards.

Outside
 Accessed from the sitting room, double doors open to a Sun Terrace - an ideal area for a BBQ.

The apartment has superb views of the 1 acre spectacular garden along with the use of the private indoor/outdoor heated swimming pool, sauna and changing room with a shower and cloakroom. It can be open or closed according to the season. Complex measures approx. 51'5" x 33'5". The property has one dedicated parking space and a second occasional parking space. From the bottom of the garden a gate leads on to Lankelly Lane. From there Readymoney beach is within easy walking distance as well as the many cliff walks nearby.

EPC Rating - C

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

Viewing
 Strictly by appointment with the Sole Agents: May, Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall. PL23 1AH Tel: 01726 832299. Fax: 01726 832866