

# MAY WHETTER & GROSE

SEA OSPREY HOUSE, THE CORMORANT ,

GOLANT, PL23 1LL

GUIDE PRICE £1,100,000



ONE OF THE FIRST THREE HOUSES TO BE RELEASED TO PURCHASE AT THE CORMORANT, SET WITHIN A COLLECTION OF 9 LUXURIOUS RIVERSIDE HOMES IN GOLANT WITH STUNNING VIEWS OVER THE RIVER FOWEY. CONSTRUCTED AND FINISHED TO THE HIGHEST SPECIFICATION, SEA OSPREY HOUSE OFFERS 4 BEDROOM, 3 BATHROOM ACCOMMODATION WITH PARKING FOR 2 CARS. COMPLETION MID 2022.

## Sea Osprey House, The Cormorant Golant, Cornwall, PL23 1LL

Golant is a charming, Cornish waterside village to the west of Lostwithiel and located on the River Fowey. Easily accessed being just 20 minutes drive from the A30 Bodmin junction; 35 minutes from Newquay Airport and 10 minutes from the railway station in Par with direct trains to London. Fowey is a pleasant 30 minute walk from Golant along the Saints Way.

The village has a population of approximately 220 people and there is the Fishermans Arms pub, a watersports centre and café and two art galleries. Positioned in an area of Outstanding Natural Beauty (AONB) Golant boasts scenic views all year round. In the summer the river is a popular location for boating activity and in the winter left mostly to cormorants, egrets, mallards, herons and kingfishers that make the river their home.

This Exclusive development is being built by Green and Rock. Green and Rock are quite unique in that they work with clients to bespoke the final house to their design.

All properties will benefit from stunning water views and direct access onto the historic and beautiful Saints Way.

Designed by renowned architect Charles Mador with gardens designed by Richard Sneesby, a fellow of the Landscape Institute. All properties are of an interesting and modern design, clad with siberian larch wood, and lime covered brick and limestone tiles.

All built to a high level specification, Ted Todd oak floors and LussoStone bathrooms.

Sea Osprey House offers approximately 165m<sup>2</sup> of space with open plan living area, balcony and gardens overlooking the river, and entrance from a concealed courtyard. The property will have underfloor heating throughout and environmentally friendly air sourced heat pumps, along with feature lighting schemes, high quality Quantum handless kitchens with quartz worksurfaces and Neff appliances.

Please ask for further details including specification details of the property. Further options to bespoke each home are available, such as room configurations and decoration, Sonos integrated sound system and home automated lighting system; electric vehicle charging, solar power, Cinema/gym rooms fitted out, hot tubs, alarms and choices of final finishes (subject to timescales).

All of the 9 homes at the Cormorant will have fibre broadband connected direct to the home, so with Ultrafast fibre broadband services the minimum download speeds will be approximately 300+ Mbps. This is the first fibre to the home connection in Golant, and makes these houses perfect for working from home.

Cornwall's premier holiday let agents Cornish Gems have predicted a 6-7% gross return for owners who choose to place their new Green and Rock home onto the holiday let market. This equates to a gross income of £70-£80k per annum, with 15-20 weeks per year left for you to enjoy the house yourselves.

### Agents Note

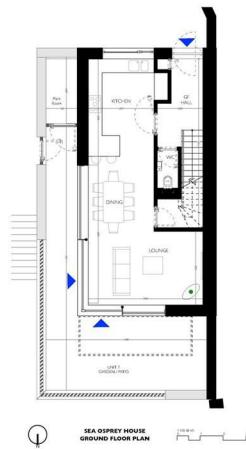
All designs are subject to final approvals and necessary permissions.

### 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](mailto:info@maywhetter.co.uk)

### Local Authority

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



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