

GROUND FLOOR

FIRST FLOOR



Lounge 5.8 x 3.2m

Kitchen / Dining 5.9 x 3.3m

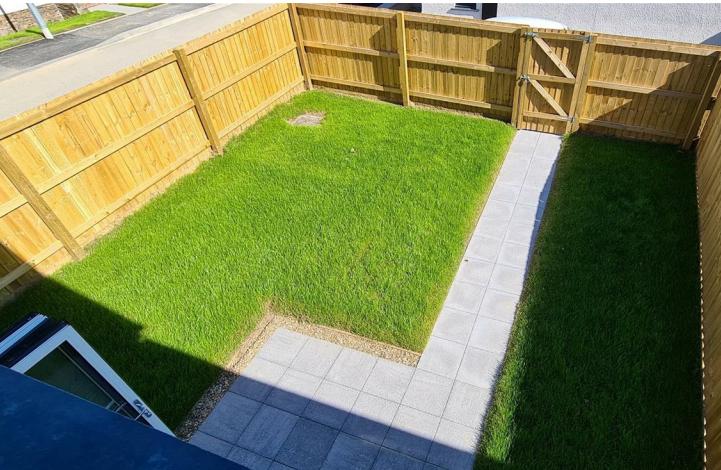


Bedroom 1 5.9 x 3.3m

Bedroom 2 2.7 x 3.3m

Bedroom 3 3.0 x 3.3m

Total: 106 square metres



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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# MAY WHETTER & GROSE

**1 CARNE CLOSE,  
FOWEY, PL23 1FE  
GUIDE PRICE £389,950**



**AN IMMACULATE AND SPACIOUS NEWLY BUILT THREE BEDROOM SEMI-DETACHED HOME SITUATED IN HARBOUR REACH, A PRESTIGIOUS DEVELOPMENT IN FOWEY. PARKING FOR TWO CARS AND REAR GARDEN**



## 1 Carne Close, Harbour Reach, Fowey, PL23 1FE

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.

Harbour Reach is a recently completed development by Burrington Estates, located in an exclusive setting, a good walk or short drive from the beautiful Fowey Harbour.

As you step into your new home, you will immediately notice the outstanding craftsmanship and superior quality throughout - something for which Burrington Estates have become known for. Each home has been carefully designed to fit in with the Carne Close, a Strbord model house, surrounding area with the external finishes of stone, render and slate helping the properties blend in beautifully.

As with all Burrington Estates homes it is the finer details that really make their properties special - think premium oak veneer handrails, Google Nest Smart Thermostats in all homes and locally designed British kitchens, everything has been created to exude luxury and quality.

### ACCOMMODATION

A beautifully presented, three bedroom family home situated at the beginning of the prestigious Harbour Reach estate. Although semi-detached, the property cleverly gives the impression of being a double fronted detached home.

From the front door you are welcomed into an entrance hall with doors leading off to a very useful storage cupboard, Sitting room, separate WC and a door to the kitchen/dining room.

The modern, sophisticated and sleek kitchen has a built in Bosch double oven, separate gas hob, built in fridge freezer and dishwasher with plenty of storage units and worktops. From the kitchen a door leads into a utility room which provides space for washing machine, tumble dryer and providing extra storage units with worktop over.



The spacious living room boasts large tri-fold doors which fills the room with light and provides a real focal point especially on sunny days when they can be opened up to reveal the garden.

Stairs lead up to the large landing with doors leading to principal bedroom, two double bedrooms and a family bathroom.

The principal bedroom enjoys dual aspect windows, built in wardrobe and a beautiful en-suite with toilet, heated towel rail and double shower equipped with a rainfall shower head.

Both double bedrooms have the benefit of built-in wardrobes and views over the garden.

The family bathroom consists of a bath with shower over, toilet and heated towel rail.

### OUTSIDE

Plant borders run along the front and side aspect of the property with a small lawned area to the side. The rear garden is actually adjacent to the house and has a patio area outside the tri-fold doors with a path running to the rear garden gate. The garden is laid to lawn.

Behind the garden gate is the properties tandem parking area.

### 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.

### 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

### Agents Notes

As with all new estates, Harbour View has a management company which look after all communal areas, fees apply.

### EPC Rating - B