



TOTAL FLOOR AREA : 1649 sq.ft. (153.2 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 BEAUTIFULLY PRESENTED AND EXTREMELY WELL APPOINTED 3 BEDROOM DETACHED HOME. LOCATED IN AN ELEVATED POSITION PROVIDING SWEEPING VIEWS ACROSS THE VILLAGE TO THE FOWEY RIVER AND COUNTRYSIDE BEYOND. VIEWS ENJOYED FROM THE PRETTY AND PRIVATE GARDENS. SPACIOUS DRIVEWAY AND SECURE GARAGE.



## Ebb Tide, Downs Hill, Golant, Cornwall, PL23 1LJ

### The Location

The quiet waterside village of Golant is situated on the western side of the Fowey River and is a popular place to live with kayaking, Golant Rowing Club, village pub and waterfront location. There is a public slipway for launching plus boat mooring, subject to availability and permission.

Par is 3 miles by road, providing shops, post office, surgery and train station whilst Fowey, now established as a well-known and desirable place to visit, is 2.5 miles, providing Primary and Secondary schools, the Royal Fowey Yacht Club, excellent pubs, boutique hotels and award winning restaurants overlooking the river out to sea.

The immediate area is surrounded by miles of delightful coast, countryside and woodland, some of which is in the ownership of the National Trust, as well as the famous Eden Project only 4 miles away.

There are good road links to the motorway system via the A38/A30, railway links to the North Coast, Bristol and Paddington and direct flights to London, Ireland, Scotland, the Algarve and Alicante from Newquay Airport.

### The Property

Situated in an elevated position, this contemporary 3 bedroom home oozes quality and elegance in every inclusion.

Sweeping panoramic views of the river Fowey, the pretty hamlet of Cliff and countryside beyond can be savoured from the majority of rooms, garden and terrace.

Ebb Tide would make a wonderful main home or luxury second home for a family or couple.

There is driveway parking for two to three cars and further garage for storage or parking. The property benefits from oil fired central heating and uPVC double glazing making it easy to keep cosy and warm.

The accommodation is arranged over two floors and the spacious entrance hall has an attractive slate floor, Velux window which brings light in and stairs leading to the first floor. A door opens to bedroom 3/study with window to the rear elevation. This room has bespoke built in cupboards, bookshelves and was used by the owner as a spacious study.

The lovely sitting room has slate floor throughout, and there are views through the conservatory to the river and countryside beyond. There is a fire place to one side of the room. Sliding doors open to the conservatory, which is a generous sized additional living area. A door opens to the garden, with views to the river.

From the sitting room an opening leads to the dining room, again with slate floor and a sliding door opens to the veranda, complete with river views.



The bespoke kitchen has been intelligently designed and meticulously crafted providing ample storage, integral double oven and dishwasher with added luxury touches including under cabinet lighting, soft close drawers and cupboards finished with a gleaming solid stone work surface. From the kitchen there is a pretty view through the dining room to the river, village and countryside beyond. The slate floor in the kitchen continues through to the highly functional utility room which benefits from a further range of bespoke base and wall units with space for a washing machine and additional dryer. There is a window to the rear elevation overlooking a gravelled terrace area. A door opens to a pathway which navigates around the property to the front garden and entrance.

There is a practical and convenient shower room, accessed from the hallway with corner shower cubicle, WC and wash basin.

A cupboard houses the pressurised water tank and there are further cupboards for storage located under the stairs.

On the first floor, the landing has doors opening to the principal bedroom with views from the Juliet balcony, and double doors opening into the room. There are a range of cupboards with hanging space and further storage. A door opens to the en-suite shower room which has a Velux window giving good natural light. There is a large shower cubicle, WC and wash hand basin.

The second bedroom has ample space for a double or twin beds, and also boasts magnificent uninterrupted views over the village to the river from the Juliet balcony. This room also has a generous range of cupboard space. This room also benefits from an en-suite shower room, again with Velux window, large shower cubicle, WC and wash hand basin.

### Outside

The property is approached via Downs Hill where the driveway has space for two to three vehicles and the garage is located to one side. A gate to the side of the garage leads to the rear of the property which is enclosed by Cornish hedging and there is a gravelled terrace area. A path runs along side the property with a gate located by the door to the utility room.

To the front of the property a gate from the driveway opens to the front garden where a veranda provides the perfect social space for al fresco dining whilst enjoying the glorious views. The gardens, which are laid to lawn, are enclosed by mature hedging and fencing, making this a very private area to sit out, relax and take in the scenery. Steps lead down to a further area of garden, then to a gate with steps leading onto School Hill, providing easy access to Fore Street and the Fisherman's Arms pub.

### EPC Rating - D

### Council Tax Band - F

### Tenure - Freehold

### 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.