

Newtown

Fowey

PL23 1JY

Guide Price £330,000

- NO ONWARD CHAIN
- FULL PLANNING PERMISSION TO EXTEND AND CONVERT THE GARAGE INTO A SEPARATE DWELLING
- GREAT FOR FIRST TIME BUYERS
- MODERNISED AND RENOVATED THROUGHOUT
- EXTENSIVE REAR GARDEN
 - OFF ROAD PARKING
- GOOD TRAVEL LINKS INTO FOWEY AND SURROUNDING AREAS
- CONNECTED TO MAINS WATER, ELECTRICITY AND GAS
 - COUNCIL TAX BAND B
 - SCAN QR FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - B

Floor Area - 452.00 sq ft



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Property Description

Smart Millerson Estate Agents are delighted to present this charming and beautifully maintained two-bedroom end-terrace cottage, offered to the market with no onward chain and vacant possession upon completion.

Currently operating as a successful holiday let, the property enjoys a desirable location just over a mile from the picturesque and historic Fowey Harbour. This property would be an ideal home for those looking to get onto the property ladder, professionals or a small family. Thoughtfully modernised and reconfigured, the accommodation comprises a welcoming lounge, contemporary kitchen, utility room, two well-proportioned bedrooms, and a stylish shower room. The property benefits from high-quality finishes throughout include oak flooring and solid oak worktops. Externally, the property benefits from a private courtyard leading to a generous, mature lawned garden bordered by established trees and hedging, creating a peaceful outdoor retreat. In addition, there is a garage and a separate utility space.

A particularly attractive feature is the existing planning permission to convert and extend the garage, creating a spacious one-bedroom annexe with an open-plan lounge and kitchen area (Planning Application No. PA23/08768), offering excellent potential for additional accommodation, guest use, or rental income. Viewing is strictly by appointment and highly recommended to fully appreciate the character, versatility, and potential this delightful property has to offer.

Location

Nestled on Cornwall's south coast between Looe and Mevagissey, Fowey is both a charming historic town and a thriving commercial port. Over time, the town has expanded to stretch for around a mile along the western side of the River Fowey, reaching all the way to the river mouth. Across the water lies the picturesque village of Polruan, linked to Fowey by a regular passenger ferry, while a nearby car ferry provides access between Fowey and Bodinnick further upstream.

Set within a designated Area of Outstanding Natural Beauty, Fowey offers a unique mix of scenery, heritage, and coastal activity. Its deep natural harbour attracts thousands of visiting yachts each year, making it a favourite destination for sailing enthusiasts. The port also plays an important commercial role, exporting China clay and welcoming large cargo vessels navigating the estuary. In recent years, impressive cruise liners have also become a familiar sight, arriving dramatically through the narrow harbour entrance before turning in the river and continuing upstream to their moorings, hidden from view around the river's bend. The town itself is full of character, with a wonderful variety of independent shops, cafés, and galleries, many showcasing work by talented local artists. Rich in history and coastal charm, Fowey has long attracted writers, artists, and notable figures, making it one of Cornwall's most distinctive and memorable destinations.

The Accommodation Comprises

All dimensions are approximate and can be found within the floorplan.

Living Room

Double glazed window to the front aspect. Skimmed ceiling with beams. Thermostat. Wall mounted electric fire. Radiator. Broadband point. Ample plug sockets. Oak veneer flooring. Solid wood stair case leading up to the first floor.

Kitchen

Skimmed ceiling with beams. Consumer unit. A range of wall and base fitted units with straight edge oak surfaces. Inset sink with mixer tap. Integrated induction hob with extractor fan above. Integrated oven. Space and plumbing for under-counter dishwasher and fridge. Breakfast bar. Radiator. Ample plug sockets. Tiled flooring.

Inner Hall

Skimmed ceiling. Door leading out to the rear. Tiled flooring. Door leading into the

Utility Room

Frosted double glazed window to the rear. Ideal combination boiler. WC with push flush. Wash basin with mixer tap. Space and plumbing for washing machine. Radiator. Plug sockets. Tiled flooring.

First Floor

Skimmed ceiling. Smoke sensor. Carpeted flooring. Doors leading to:



Bedroom One

Double glazed window to the front aspect. Skimmed ceiling. Access into the loft. Built in wardrobe. Radiator. Ample plug sockets. Skirting. Carpeted flooring.

Bedroom Two

Double glazed window to the rear aspect. Skimmed ceiling. Radiator. Ample plug sockets. Carpeted flooring.

There is the ability to extend subject to the appropriate approvals.

Shower Room

Skimmed ceiling. Extractor fan. Shower cubicle with waterfall shower head and additional detachable head. WC with push flush. Glass wash basin with mixer tap. Vinyl flooring.

Outside

Side access to the rear garden and the garage. The property also has approved planning permission to convert and extend the current garage to create a self-contained annexe (planning application number PA23/08768). The garden itself consists of a patio area with steps up to a long and laid to lawn garden with a range of mature palm, fruit trees and shrubs.

Garage / Utility

Metal up and over door. There is also a second utility room attached to the garage with electricity, water and gas. It is plumbed for a washing machine. Outside the utility, there is tap plumbed for garden use.

Parking

There is off road parking for one vehicle along with space for bikes and motor cycles.

Services

This property is connected to all mains electricity, gas and water. Private drainage. Council Tax Band B.

Agents Note

There is a right of way at the rear of the property for neighbouring homes to access their garden.

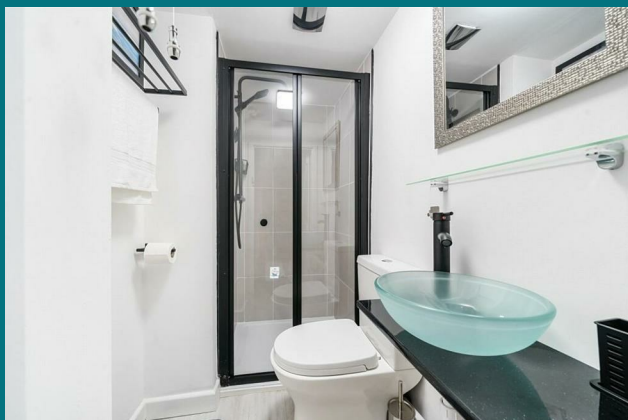
Material Information

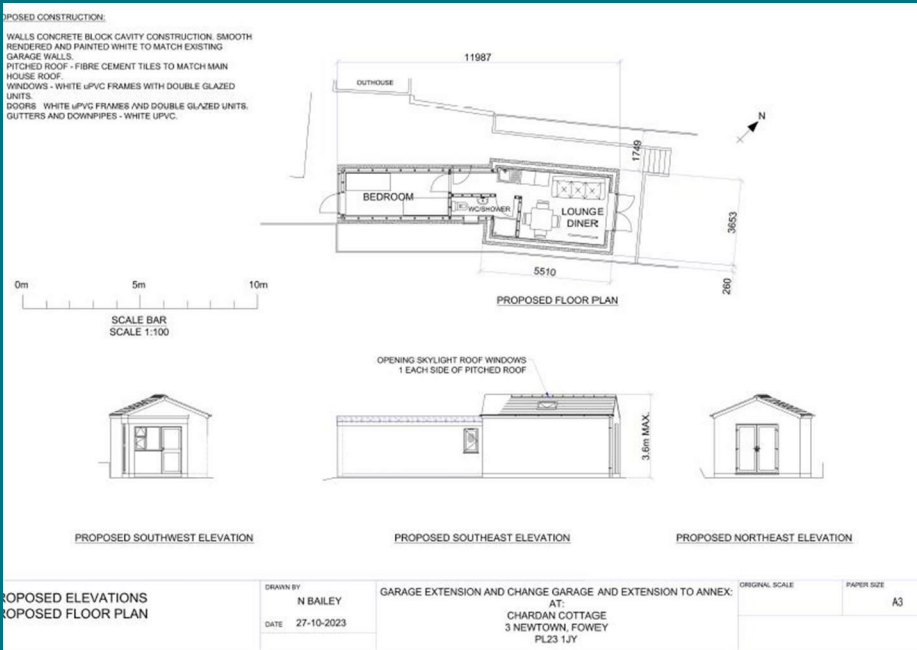
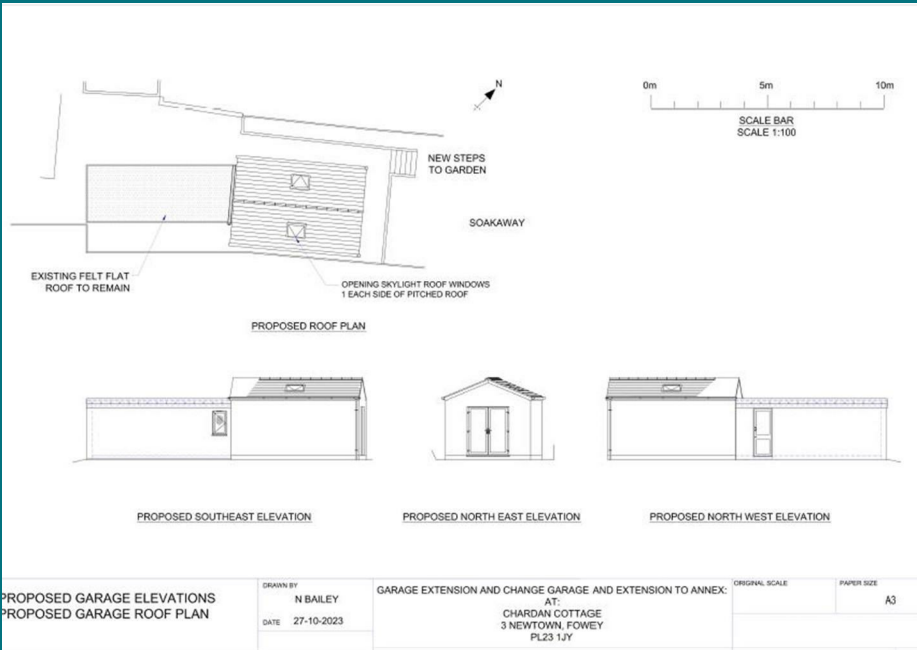
Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: B





EPC rating: D
The building
End-terrace house, standard construction
2 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: Level access
Services
Mains electricity
Mains water
Foul drainage: Septic tank
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 ok, Vodafone ok, Three ok, EE ok
Parking: Driveway, Garage, and Off Street
Not in a controlled parking zone
No disabled parking available
Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Public right of way: Rear access for property no's 4, and 5 along the back pathway for maintenance
Title register restrictions (CL188997):
- There is a rule stating that the property cannot be sold or transferred to a new owner without written consent from the mortgage lender, Cambridge Building Society. This is a routine legal measure used to ensure the existing mortgage is fully repaid when the sale is completed.
No environmental risks recorded

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



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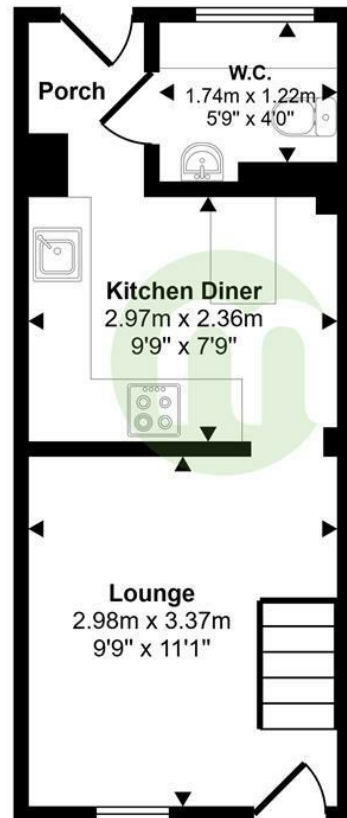
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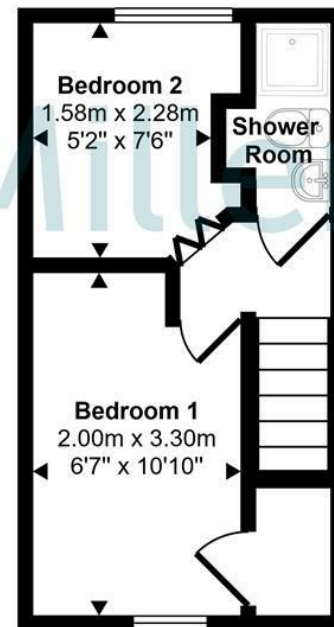


Approx Gross Internal Area
53 sq m / 566 sq ft



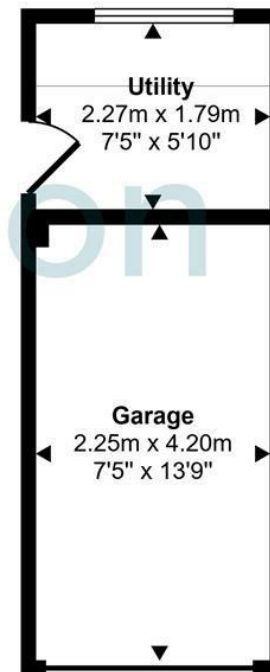
Ground Floor

Approx 22 sq m / 241 sq ft



First Floor

Approx 16 sq m / 175 sq ft



Garage

Approx 14 sq m / 149 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	