

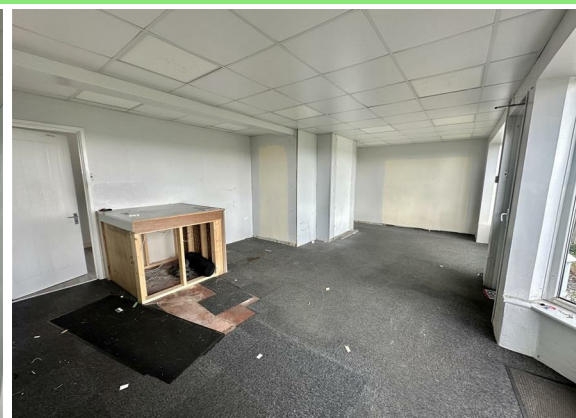
Park Road

Fowey

PL23 1EB

Guide Price £260,000

- NO ONWARD CHAIN
- SOUGHT AFTER LOCATION
- CASH BUYERS ONLY DUE TO CONSTRUCTION
- SITUATED WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- COMMERCIAL PREMISES ATTACHED
  - IN NEED OF UPDATING AND MODERNISATION
- DOUBLE GLAZING THROUGHOUT
  - COUNCIL TAX BAND A
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - A

Floor Area - 1517.71 sq ft



### PROPERTY DESCRIPTION

Positioned within the heart of the highly desirable harbour town of Fowey, Smart Millerson Estate Agent are delighted to present this charming semi-detached residence to the market. Occupying a substantial corner plot and enjoying captivating views across the river, this unique property offers an increasingly rare opportunity to acquire a home bursting with character, potential, and versatility in one of Cornwall's most sought-after coastal locations.

Requiring renovation and modernisation throughout, the property presents the perfect canvas for buyers seeking to create a truly exceptional family home, stylish coastal retreat, or lucrative investment opportunity. With generous internal accommodation, flexible living arrangements the possibilities for transformation are extensive.

The ground floor currently comprises a former retail shop space, offering exciting scope for a variety of uses subject to the necessary consents, alongside a fitted kitchen, spacious reception room, shower and a bright conservatory enjoying pleasant outlooks over the gardens. The layout lends itself perfectly to reconfiguration, allowing prospective purchasers the opportunity to design a home tailored to modern coastal living.

To the first floor, the property continues to impress with a substantial living room positioned to take full advantage of the delightful river views, creating a wonderful focal point for the home. Three generously sized bedrooms and a family bathroom complete the accommodation.

Externally, the sizeable corner plot provides extensive gardens with huge potential for landscaping, outdoor entertaining areas, or further enhancement, making the most of the enviable setting and coastal surroundings.

Situated just moments from the vibrant centre of Fowey, renowned for its picturesque waterfront, independent boutiques, acclaimed restaurants, and sailing culture, this property represents an exciting and increasingly rare opportunity to secure a substantial home with river views and enormous potential in a prime waterfront town.

Early viewing is highly recommended to fully appreciate the scope, setting, and opportunity this remarkable 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

( please see all measurements on the floorplan)

#### RETAIL SHOP AREA

Two large windows to the front aspect. Consumer unit. Multiple plug sockets. Carpeted flooring.

#### DINING ROOM

Skimmed ceiling. Two double glazed windows to the rear aspect. Radiator. Skirting. Vinyl flooring.

#### KITCHEN

Recessed spotlights .Skimmed ceiling. Two double-glazed windows to the rear aspect. A range of kitchen worktop space is provided throughout with storage cupboards and a tiled splashback. There is a stainless steel sink and drainer with hot and cold tap, along with ample plug sockets.

#### RECEPTION AREA

Skimmed ceiling. Double-glazed windows to the front aspect. Radiator. Multiple plug sockets. Skirting boards. Carpeted flooring. Door leading to:

#### SHOWER ROOM/WC

Double glazed window to side aspect. Skimmed ceiling. Splashback panelling throughout. Electric corner shower. Wash basin. W.C. Radiator. Vinyl flooring.

#### SECOND RECEPTION AREA

Skimmed ceiling. Double-glazed windows to the front aspect. Radiator. Multiple plug sockets. Skirting boards. Carpeted flooring.

#### CONSERVATORY

Double glazed windows to three sides. Door to rear garden. Skirting. Vinyl flooring.



### **LIVING ROOM**

Double-glazed window to the front aspect with river views .Built in storage cupboard. Multiple plug sockets. Skirting boards. Carpeted flooring.

### **BEDROOM ONE**

Double glazed window to the front aspect. Built in wardrobe. Radiator. Plug sockets. Skirting. Carpeted flooring.

### **BEDROOM TWO**

Double glazed window to the rear aspect. Radiator. Plug sockets. Skirting. Carpeted flooring.

### **BEDROOM THREE**

Double glazed window to the rear aspect. Radiator. Plug sockets. Skirting. Carpeted flooring.

### **BATHROOM**

Frosted double glazed window to the rear aspect. Bath with electric shower. Wash basin. W/C .Splashback tiling. Radiator. Vinyl flooring.

### **GARDEN**

The property benefits from a private enclosed rear garden, thoughtfully designed for both relaxation and practicality. A terraced decking area provides the perfect space for outdoor dining and entertaining, while the covered timber storage area offers useful sheltered storage for garden equipment and outdoor essentials.

### **PARKING**

The property benefits from off-road parking, with further potential to create additional parking spaces if required. In addition, ample on-street parking can be found conveniently close by.

### **SERVICES**

This property is connected to mains electricity, water and drainage. It also falls within Council Tax Band A

### **MATERIAL INFORMATION**

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: A





Park Road, Fowey, PL23 1EB

EPC rating: E  
 The building  
 Semi-detached house, non-standard construction (Cornish Unit )  
 3 bedrooms, 2 bathrooms, 4 receptions  
 Accessibility adaptations: None

## Services

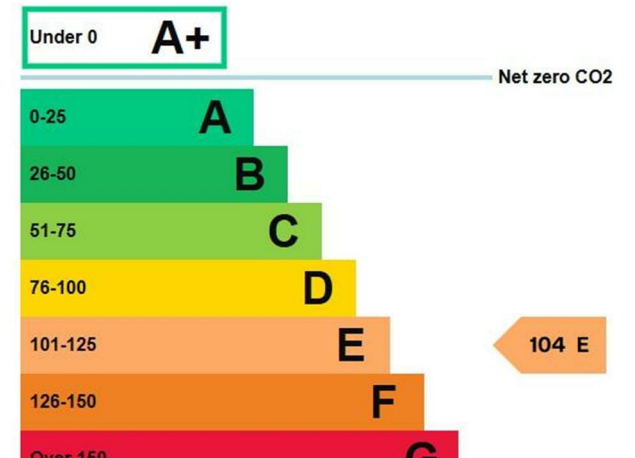
Mains electricity  
 Mains water  
 Mains foul drainage  
 Mains surface water drainage  
 Other central heating  
 Heating features: Double glazing  
 Broadband: FTTC (Fibre to the Cabinet)  
 Mobile coverage: O2 great, Vodafone good, Three good, EE good  
 Parking: Off Street

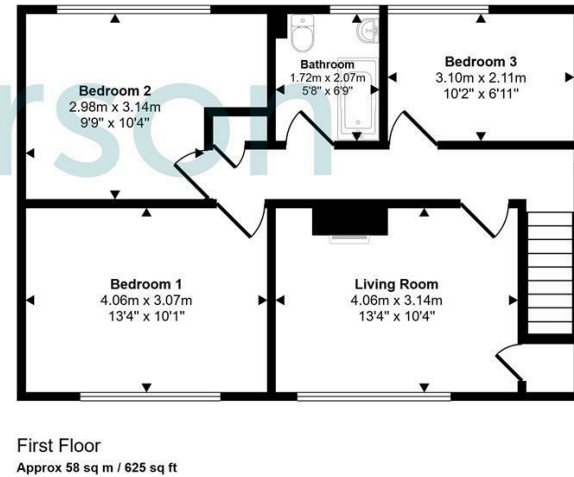
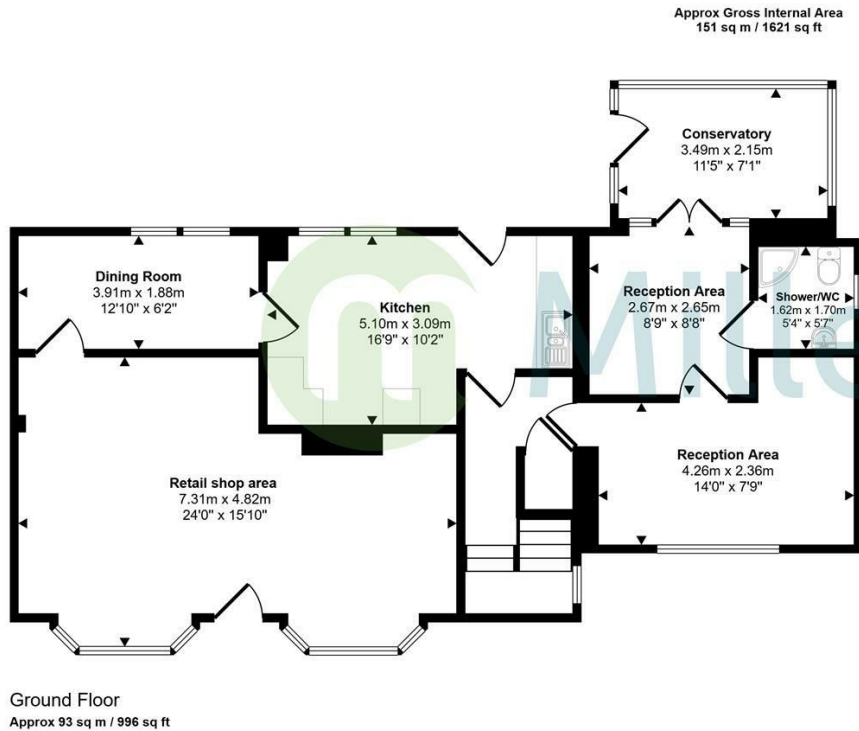
Risks and restrictions

Not a listed building  
 Not in a conservation area  
 No tree preservation order  
 Title register restrictions (CL156503):  
 - The property must be used only as a single private home.  
 - The owner cannot sell or transfer the property without the consent of the Secretary of State; this is a standard requirement for properties that were formerly social housing.  
 - The owner is required to maintain specific boundary fences or walls, specifically those marked with a 'T' on the title plan.  
 - The owner must contribute a fair share of the costs for cleaning and repairing shared drains, sewers, and party walls (walls shared with a neighbor).  
 - No further sales or mortgages can be registered without the written consent of the current lender, which is a standard security measure for mortgage providers.  
 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.





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.

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

1 Market Street  
St Austell  
Cornwall  
PL25 4BB

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T: 01726 72289  
[www.millerson.com](http://www.millerson.com)

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