



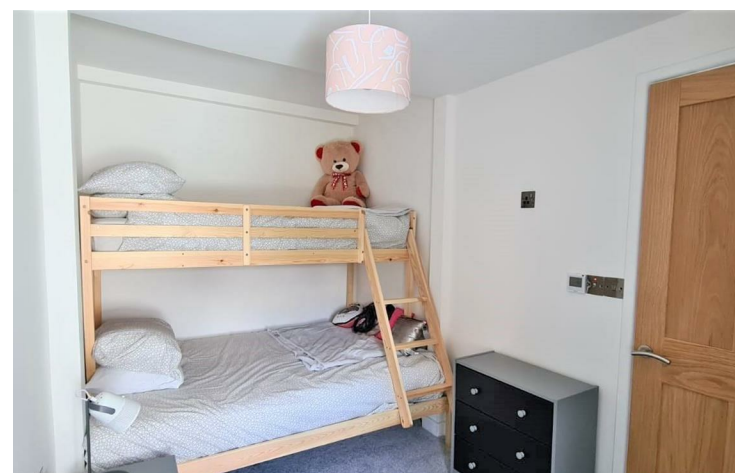
TOTAL FLOOR AREA : 1083 sq.ft. (100.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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MAY WHETTER & GROSE

JASMINE COTTAGE, 14 NEWTOWN, FOWEY, PL23 1JY GUIDE PRICE £400,000



WITH PARKING FOR AT LEAST FOUR CARS, THIS BEAUTIFULLY PRESENTED 3 BEDROOM COTTAGE OFFERS DECEPTIVELY SPACIOUS ACCOMMODATION, WITH AN EASILY MAINTAINED AND GENEROUS GARDEN. COMPLETELY RENOVATED BY THE CURRENT OWNERS - VIEWING IS HIGHLY RECOMMENDED.



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Jasmine Cottage, 14 Newtown, Fowey, Cornwall, PL23 1JY

LOCATION

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.

Positioned on the outskirts of the town, the cottage is one of a handful of properties in the hamlet of Newtown.

THE PROPERTY

Dating back to the 19th Century, Jasmine Cottage has been extensively and tastefully renovated within the last 2 years. Offering a deceptively spacious, modern family home with the comfort of zoned underfloor heating throughout, fully double glazed and for peace of mind, fully alarmed.

The useful and pretty porch provides room for shoes and coats before entering into the cosy but spacious sitting room with a handsome wood burning stove providing the focal point. Tiled flooring flows throughout the ground floor made warm and comfortable by the underfloor heating. Stairs lead up to the first floor and open doorways lead into the bright and airy kitchen/dining family room. Stylish quartz stone worktops finish the sleek and elegant units including the breakfast bar and sizeable island which forms the hub of the kitchen. Boasting a large induction hob, plenty of storage cupboards, integral Hotpoint double oven, dishwasher and fridge freezer.



From the kitchen your eyes are drawn out across the dining/family room to the rear garden through trifold doors. A large roof lantern fills the area with sunlight making for a fantastic social space to dine or relax.

A door leads off to the utility room (styled with kitchen units and quartz worktops) with integral fridge freezer, washer/dryer and storage units. There is also access to the rear garden. A door also leads to a beautifully designed bathroom with freestanding bath, heated towel rail, sink and WC.

The first floor has been redesigned to provide the cottage with three double bedrooms - all with inbuilt storage cupboards and a deluxe shower room with heated towel rail, sink and WC. The double bedroom to the rear has far reaching countryside views which can be enjoyed from the Juliet balcony.

OUTSIDE

From the road steps lead up to a slate paved terrace which really sets the tone for the quality of the cottage inside.

To the rear is an enclosed, level, easy to maintain landscaped garden with a large slate paved sitting area leading off from the tri-fold doors. Around the side of the property is a storage shed and a separate courtyard area great for a bin store. The property has a right of way which leads behind the cottage next door and down onto the road.

From the road, a lane leads behind the cottages up to a designated car parking area. Jasmine cottage has its own parking for approximately four cars.

This beautiful cottage would make an ideal holiday let or investment property. Within easy reach of Fowey and offering parking, outside garden, generous and modern accommodation it ticks all the boxes for families exploring Cornwall or for a Shorthold tenancy. Please enquiry for predicted holiday let forecast.

EPC RATING D

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