

ADMIRAL HOUSE

8 ST. FIMBARRUS ROAD • FOWEY • CORNWALL





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An immaculate and highly impressive waterfront family home that has been renovated throughout to an exceptionally high standard and is situated in a commanding position in the much sought-after village of Fowey. Admiral House enjoys uninterrupted panoramic views across the Fowey Estuary and harbour entrance out to sea.

Entrance Hall • Open plan kitchen and breakfast room • Study • Sitting Room
Dining Room • Games Room/Bar • Cellar Cinema Room • Utility • WC

Principal Bedroom with en suite bath and shower room with walk-in wardrobe
6 further bedrooms (one en suite) • 2 family bathrooms

One bedroom annexe with open plan kitchen/sitting room

2 Double garages • 2 additional parking bays

Approximate Gross Internal Floor Area

Main House: 4873 sq. ft (452.72 sq. m)

Annexe: 431 sq. ft (40 sq. m)

Par 4 miles (London Paddington 3 hours 53 minutes)
Bodmin Parkway 17 miles (London Paddington 3 hours 41 minutes)
A38 Devon Expressway 18 miles • Newquay Airport 28 miles
Plymouth 40 miles (about 3 hours 7 minutes to London Paddington)
Exeter 76 miles (London Paddington 2 hours 4 minutes)
(All distances and times are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.



Admiral House – for sale Freehold

Admiral House is situated in the popular village of Fowey. It is accessed both off St Fimbarrus Road to the front and off Hanson Drive to the rear. St Fimbarrus is a quiet residential cul-de-sac. The property is just a short walk from the centre of Fowey and all it has to offer. It is not listed.

Admiral House is approached off St. Fimbarrus Road up through the landscaped garden and onto a large and superbly situated terrace to the front door. The wide terrace is perfect for outside entertaining and includes a hot tub.

The front door leads directly into a panelled vestibule with exposed brick and double half glazed door giving access to an open plan hallway and large Neptune kitchen and limestone floor. Beautiful half-glazed joinery and double doors give access to an exquisite panel and exposed brick dining room. Opposite is the sitting room that has a wood burning stove set within an ornate cast iron fireplace surround with brick inlay. The sitting room, ground and first floor have magnificent and impressive cornicing, architrave and ceiling roses from heritage plaster works experts; Stevenson's of Norwich. Bespoke panelling and exposed brick also adorn the ground and first floors of the property. Beyond the sitting room is an impressive study with bespoke joiner-made shelving, panelling and storage cupboards, large fireplace and 'fire effect' gas stove. The study, in turn, leads back into the open plan kitchen / breakfast room / games room and bar all fitted out to the same exacting standard. The games room and bar has a back door leading out onto the side of the house, providing useful storage for logs and coal. Access to the cellar is via a door next to the bar and Victorian cast iron spiral staircase to lower ground level. The cellar also has under-floor heating and Bose surround sound cinema system.

The kitchen has been beautifully designed with shaker style units and black leathered granite work surfaces. There is again reclaimed brick wall on one side which further enhances the design of the kitchen. It has an open, spacious feel with ornate cornicing and orangery and roof lantern providing an ideal breakfast seating area. The kitchen has a state of the art Range cooker and instant boiling water taps as a large island.



Off the kitchen is a utility room which includes a WC and a boiler room. Within the boiler room are two gas-fired Megaflo hot water cylinders ensuring a large supply of hot water at all times.

The dining room has an ornate cast iron fireplace with gas-fired stove, limestone flags, panelling and French doors through the bay window leading directly out onto the terrace.

Stairs from the reception hallway lead up to the first floor landing which has beautiful full height arched windows to the rear and French doors at the front that lead out onto a balcony with

panoramic views overlooking the Fowey Estuary. The exquisite panelling and cornice continue throughout the first floor landing and rooms. Off the front of the landing, on the first floor are two bedrooms, one on each side of the balcony. Both have bay windows and both have their own en-suite bathrooms. The principal bedroom has a walk-in wardrobe in addition to the en-suite bathroom which has both a bath and a shower. There is also a family bathroom on the first floor and two further bedrooms. The bedroom at the rear has French doors that lead out onto a rear terrace and on to the terraced lawn.

Stairs, from the first floor landing, lead up to the second floor which has a further four bedrooms and a family bathroom. In total, there are eight bedrooms and four bathrooms in the main house, of which two are en suite.

Above and behind the rear garden and terraces, is a garage block arranged as two adjoining double garages. These are accessed off Hanson Drive. There are two additional parking bays in front.



Annexe

Below the garaging and at the top of the garden is a detached one bedroom annexe. This is accessed through French doors off a balcony above the garden and consists of an open plan kitchen and dining room area that leads through to a bedroom and a bathroom.

South Cornish Coast

Fowey is situated at the mouth of the River Fowey in an Area of Outstanding Natural Beauty. The neighbouring villages of Polruan and Bodinnick are a short ferry-ride across the estuary.

Set in the middle of the South Cornish coastline between Mevagissey and Looe, Fowey plays host to a number of major cultural and maritime events including the Daphne Du Maurier Literary Festival and the Fowey Royal Regatta.

Whilst Fowey remains a working, deep water port, it is also the perfect cruising base from which to explore the Channel Islands and beautiful harbours and creeks of the West Country. Throughout the summer its harbour teems with boating activity, from competitive racing of the local Troy class, cruising yachts and dinghies, to large gaff-rigged wooden Oyster luggers.

The town itself is rich in amenities with all manner of shops, banks, boutiques, bars, delicatessens and restaurants. It also has its own hospital, doctors and dentists surgeries, as well as a library, primary and secondary schools. Further amenities are available at St Austell and Bodmin (9 miles and 13 miles respectively) and Plymouth offers the full range of facilities expected of a city including a university and theatres.

The motorway road network as far as Exeter and then either the A30 (via Bodmin) or A38 (via Plymouth) makes Fowey very accessible. Regular Intercity rail services from Par (about 3 hours 53 minutes to London Paddington) and Plymouth (about 3 hours and 7 minutes to London Paddington) are even quicker. The growing number of flights to UK and international destinations from Newquay and Exeter Airports, and Brittany Ferries services from Plymouth to France and Spain, ensure that Fowey is now a viable destination or starting point of any journey.

Services

The ground floor has under floor heating, first floor heating is through ornate cast iron radiators. The house has CAT 6/ multimedia wiring throughout and is on mains gas, water, electricity and drainage.

Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Tenure

Freehold

Local Authority

Cornwall Council, County Hall, Treyew Road, Truro, TR1 3AY.

Council Tax

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Viewing

Viewing is strictly by prior appointment with the Sole Agents Knight Frank LLP.

Directions (PL23 1JJ)

On entering Fowey, fork left onto Lostwithiel Street, heading for the village centre. Fork immediately right onto Daglands Road and fork right again up onto Pikes Hill. Fimbarrus Road is ahead of you on the left. Admiral House (Number 8) is on the right.



Annexe and garage above



Approximate Gross Internal Floor Area

5304 sq ft 492.7 sq metres

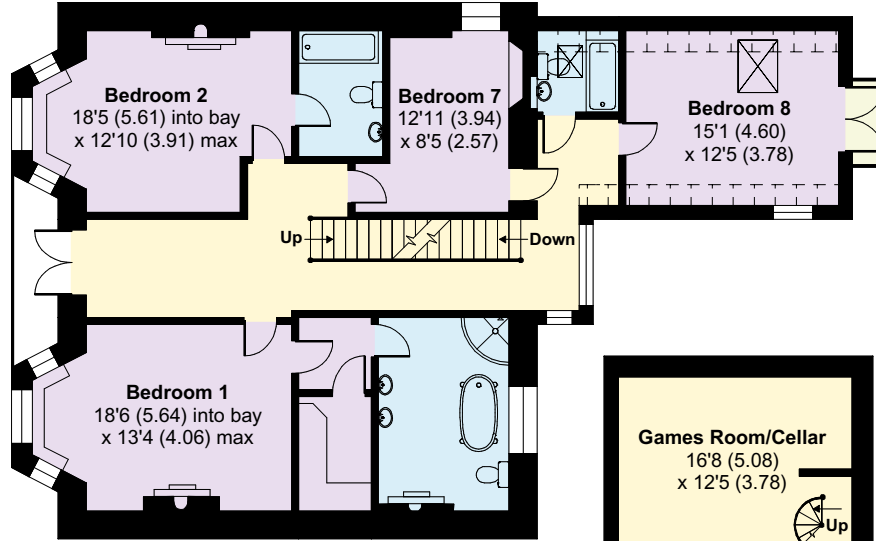
(excludes restricted head height

& includes garage & annexe)

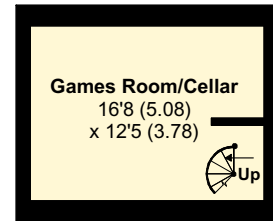
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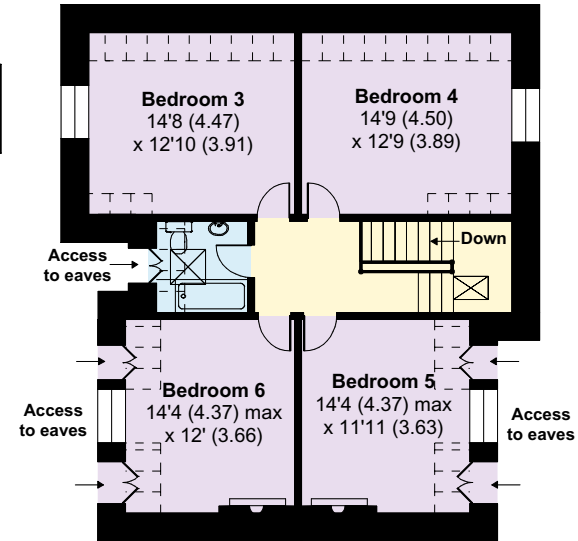
Denotes restricted head height



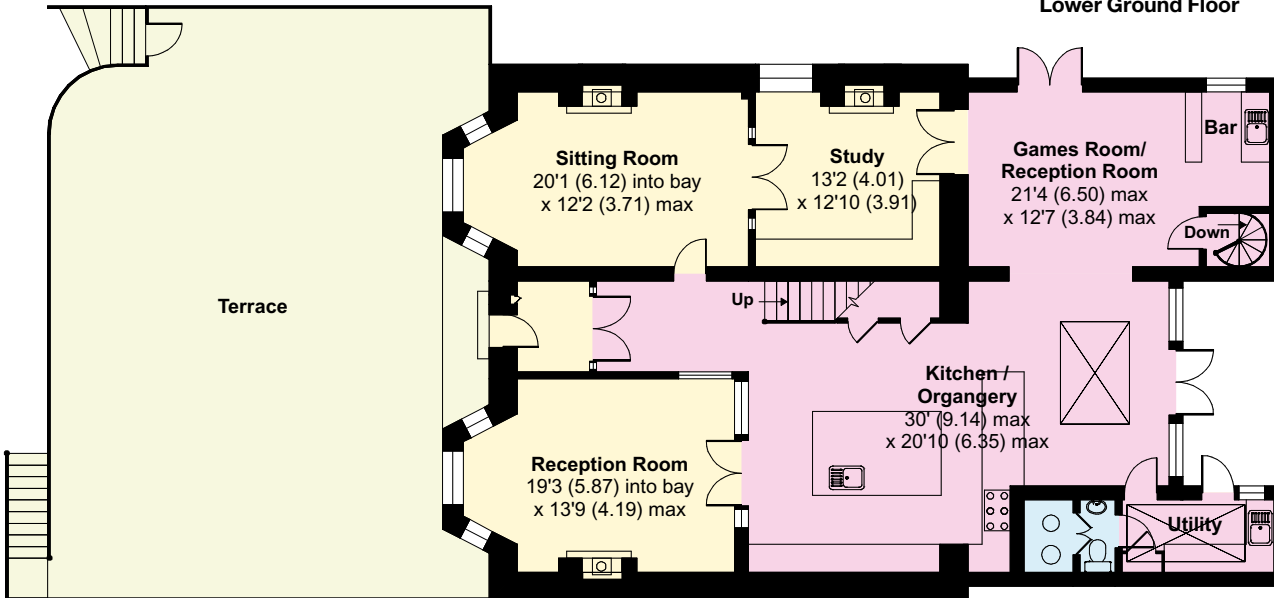
First Floor



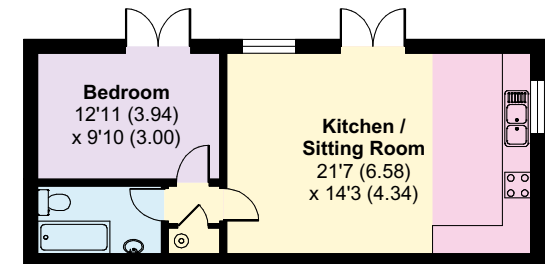
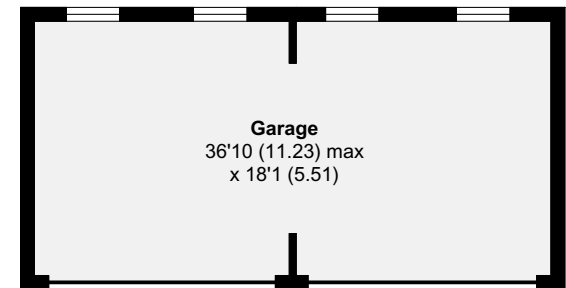
Lower Ground Floor



Second Floor



Ground Floor



Annexe



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	61
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			