



## Main Description

The Old Dairy is a light, spacious and characterful property located on the Esplanade, a Conservation Area. The Original building served as a dairy and was extended some seventy years ago to make the most of the prime waterside location.

The property now benefits from four double bedrooms, three en suite shower rooms and a family bathroom next to the fourth bedroom. These, together with a large kitchen diner and generous social spaces, create an exceptional standard of accommodation with uninterrupted views of the harbour and surrounding countryside.

The house is on two levels on the Esplanade and three levels on the harbour side thus enjoying superb views across to Polruan and out to sea. Over the last fifteen years the present owners have overseen extensive refurbishment to bring the property up to current building standards.



## Key Features

- Sought after location on Esplanade overlooking RFYC and harbour
- Bright, spacious home - 2023 square feet
- Four double bedrooms, three with en suite
- Large kitchen/dining room
- Two lounges one with outstanding views
- Roof terrace with panoramic views
- Energy efficiency rating C
- Ideal holiday home



There is a large kitchen/dining room (18'11" by 18'0") with a Britannia Range oven. There are two lounges, one on the ground floor and the other on the second floor on the harbour side. This double aspect room has stunning views of the estuary due to the large, floor to ceiling glazed doors and Juliet balcony and a further window which looks out to the harbour entrance.

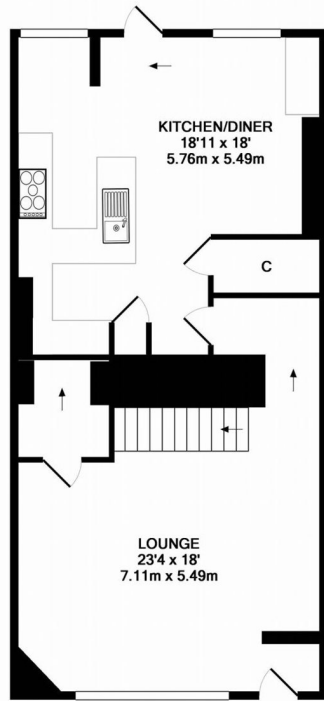
A small kitchen area (including fridge) serves the roof terrace that is accessed by a spiral staircase. The terrace (18'1" by 16'3") has wide views of the harbour and enjoys the sun throughout the day and into the evening.

There is a parking space in a secure garage near the property which is for sale by separate negotiation.

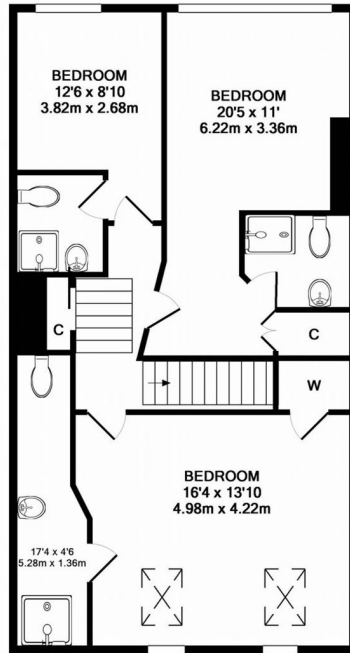


**The Old Dairy, 3 Esplanade**  
**FOWEY, PL23 1HY**

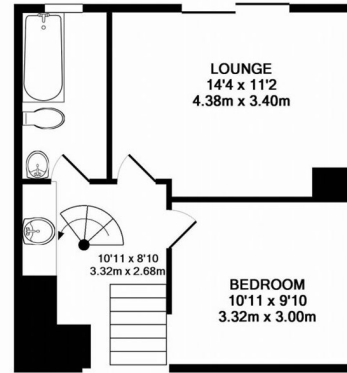
**£895,950 Freehold**



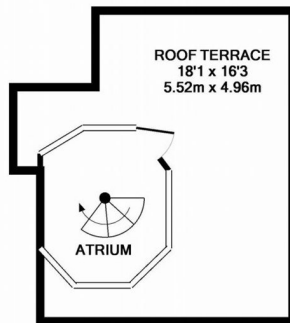
GROUND FLOOR



1ST FLOOR

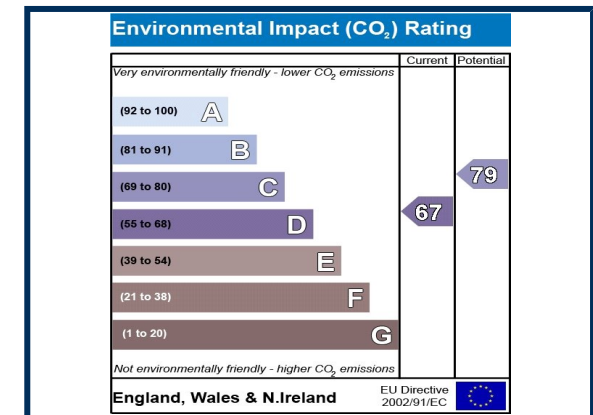
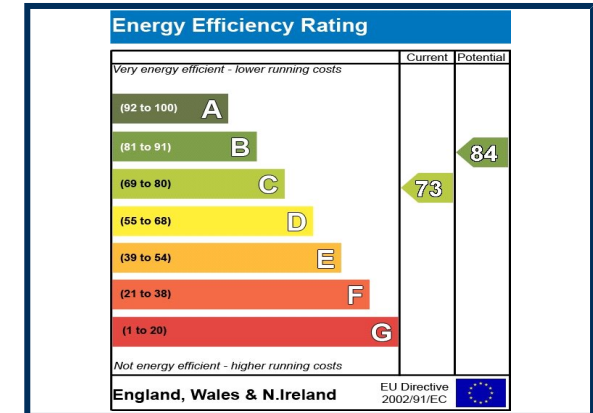


2ND FLOOR



ROOF TERRACE

TOTAL FLOOR AREA (EXCLUDING ROOF TERRACE) 2023SQFT. ROOF TERRACE 292SQFT  
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Location

Fowey is a bustling sailing port on the Fowey Estuary on the South Cornish coast, set in stunning countryside, with dramatic beaches nearby. Known for its sailing, walks, stunning views, and vibrant streets, Fowey is a gem in Cornwall. Inspiration to many of Daphne du Maurier's dramatic stories it is home to the annual Fowey Festival of Art and Literature and the Royal sailing regatta.

Fowey town centre has an eclectic mix of independent shops and colourful restaurants, and is a pleasure to explore. Fowey has local primary and secondary schools, together with leisure centre, numerous pubs, churches and post office, and provides a wonderful place to live as well as visit.

The main line rail link to London Paddington is in Par, approximately 3.5 miles from Fowey. Newquay airport is only 22 miles away offering direct flights to and from Gatwick, Birmingham, Manchester and other major cities.

## Directions

From our office, turn left up Lostwithiel Street, then turn left into Esplanade. The Old Dairy is on the left.

## Viewings

We accompany all viewings from Monday to Saturday, please call us on 01726 833000 to arrange a convenient time.

