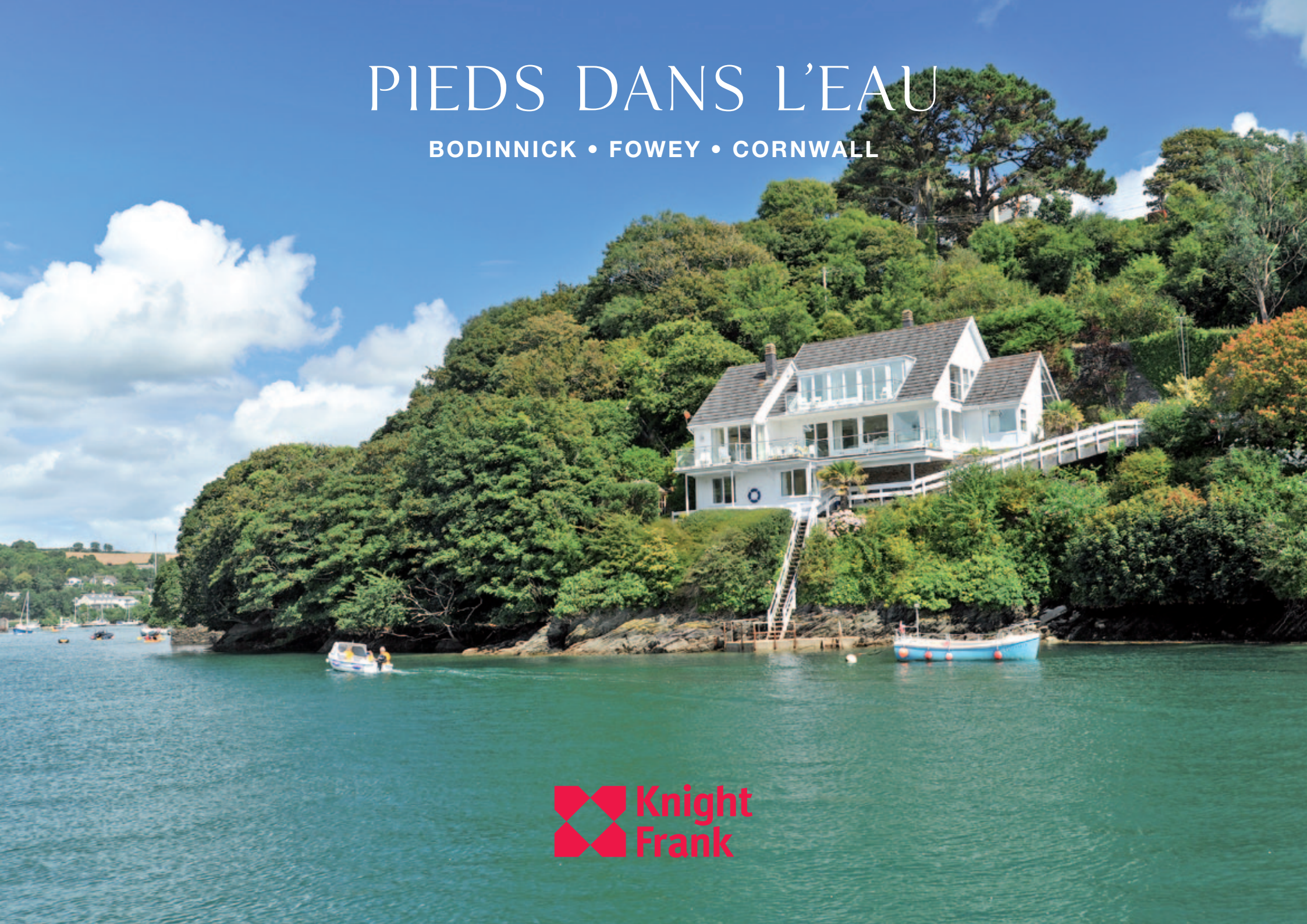


PIEDS DANS L'EAU

BODINNICK • FOWEY • CORNWALL





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A very special family home situated in a prime waterfront position overlooking one of the most sought-after estuaries in the South West. The property faces south west and offers a fantastic lifestyle with direct water access. It provides very flexible living accommodation and entertaining space, both inside and outdoors.

Reception Hall • Drawing Room • Study • Dining Room • Kitchen/Breakfast Room • Wine Cellar

Principal bedroom suite with dressing room and walk-in wardrobe • Four further bedrooms (that could be reconfigured as either an integral 2 or 3 bedroom annexe)
Family bathroom • Shower room

Parking for at least 6 vehicles and turn-table • Gazebo • Summer house • Outbuildings and storage sheds • Landscaped gardens and lawns

Private jetty • Running mooring • Fixed mooring • About 700 ft (216m) of foreshore

Gross Internal floor Area (approx.) 2,677 ft² (248.6 m²)
excludes restricted head height

Fowey via Ferry 200 yards • Par 4 miles (London Paddington 3 hours 53 minutes) • Bodmin Parkway 15 miles (London Paddington 3 hours 41 minutes)
Newquay Airport 28 miles • Plymouth 35 miles • Truro 42 miles
(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.

Pieds Dans L'Eau – For sale freehold

Pieds Dans L'Eau is a very special family home situated in a prime waterfront position overlooking the Fowey Estuary with direct water access and its own fixed mooring and running mooring or frape. The property faces south west and all the reception rooms and the majority of bedrooms within the house maximise the panoramic views across the estuary to Fowey and down towards the mouth. The property enjoys extended, secluded and sheltered gardens either side of the house and there is plenty of parking on the driveway and under the car port for up to six or seven cars or boats.

The house was built in the 1960s and since 1998 it has been extensively refurbished and the gardens have been completely redesigned and dramatically improved upon. Indeed, all the windows have been replaced with double glazing within the last three years.

The front door leads into a reception hallway off which are the principal reception rooms. There is a charming, cosy study (with a desk and wooden bookcase built by Neville Johnson) that has lovely views out across the water and down the estuary towards the river mouth. The open plan drawing room and kitchen forms the central focal point to the house and the entire south west facing wall consists of large windows and French doors to maximise the fabulous views. The French doors lead out onto a south west-facing balcony which is ideal for outside entertaining. The kitchen has bespoke Clive Christian units and includes an electric cooker and induction hob. Within the kitchen floor is a hatch that leads down to a very usable wine cellar with good head room. Beyond the kitchen is smaller galley kitchen which leads through to a utility room and a back door.

Beside the kitchen is a dining room with a small area at the rear that could be converted back into a small kitchenette. This part of the house has in the past been used as a separate, self-contained annexe. Stairs from the dining room lead down to two bedrooms, a family shower room and a front door. Both the bedrooms overlook the water.







Stairs from the dining room also lead up to a third bedroom on the first floor. These three bedrooms could form part of a self-contained annexe or equally remain as part of the main house. It links through to the rest of the house both through the dining room and also through the bedroom on the first floor.

The main staircase leads up from the reception hallway to the first floor landing off which there are two bedrooms and a family bathroom. The master bedroom has its own en suite bathroom (with both a bath and shower) and also has its own dressing room

and walk-in wardrobe. The master bedroom has French doors leading out onto a balcony which also is shared with the second bedroom.

Gardens and Grounds

Outside, there is a car port below the balcony below which is a wooden staircase that leads down to the concrete jetty and landing platform on the rocky foreshore. Off this is a running mooring or frappe that provides access to the fixed mooring that the property owns. The property owns about 700 ft (216m) of the

foreshore in front of the property. There are also metal steps from the jetty that lead directly down to the sea bed to provide access at low tide.

Beside the house and at the foot of the driveway is a turn-table to allow cars to be turned around on their axis. Under much of the driveway are a number of storage areas and garden sheds that provide useful space for storing garden machinery, garden furniture, logs and a workshop. There are secluded and sheltered lawns either side of the main house.



A charming wooden gazebo overlooks a flat lawn with lovely views out across to Fowey at the southern end of the garden.

Development Potential – subject to gaining the necessary planning consent

To the western end of the garden is a wooden hut that is ideal for outside entertaining. Beyond this are a series of terraces and a flat lawn. There is pedestrian access off the lane that allows separate access to the 3 bedroom annexe if the house is configured that way. This part of the garden could, subject to gaining the necessary planning consent, potentially be developed to create either a detached annexe to the main house or indeed a separate dwelling. This area of the garden also has its own access via steps within the rocks down to the water's edge.

South Cornwall

Bodinnick lies opposite Fowey at the mouth of the river in an Area of Outstanding Natural Beauty. 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. Daphne du Maurier lived in a house close to Pieds Dans L'Eau in Bodinnick for many years.



Sailing: 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.



Shopping: 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.



Travel by Car: The motorway road network stretches as far as Exeter and then either the A30 (via Bodmin) or A38 (via Plymouth) makes Fowey and Bodinnick very accessible.



Travel by Train: 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.



Travel by Air: Newquay Airport is about 40 minutes away (28 miles) and offers a number of national and international flights via London Gatwick (under 1 hour flight away). Exeter Airport (76 miles) provides regular daily flights to most European Cities. Both cater for private and chartered jets.







Services

Mains water. Mains electricity. Private drainage.

Fixtures and fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

Local Authority

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

Directions (PL23 1LY)

From the M5 and Exeter continue on the A38 to Plymouth, over the Tamar Bridge. Stay on the A38 bypassing Liskeard to the roundabout at the end of the Dobwalls bypass. Continue straight across on to the A390 to Lostwithiel and St Austell. After approximately 3 miles turn left on B3359 signposted Looe. After

5 miles take right turn signposted Lerryn, Bodinnick and Polruan. Stay on this road for another 5 miles and as the road approaches to the water at the ferry the property will be found on the right hand side about 200 yards before the Bodinnick Ferry.

Viewing

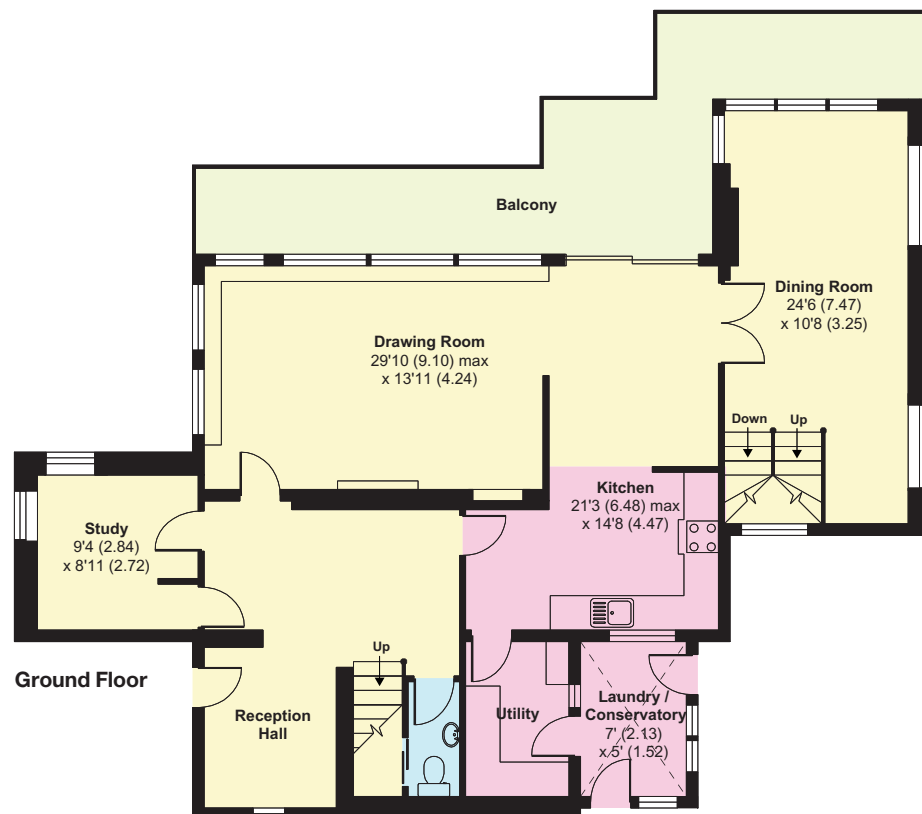
Viewing is strictly by prior appointment with Knight Frank LLP.

Approximate Gross Internal Floor Area

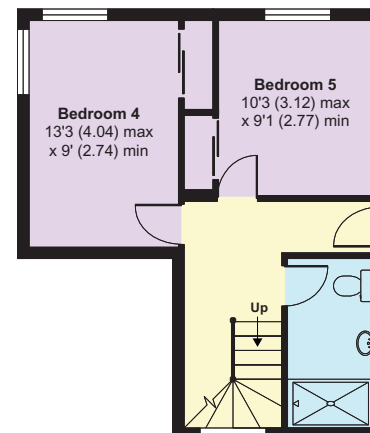
248.6 sq.m/2677 sq.ft.

(Excludes Restricted Head Height)

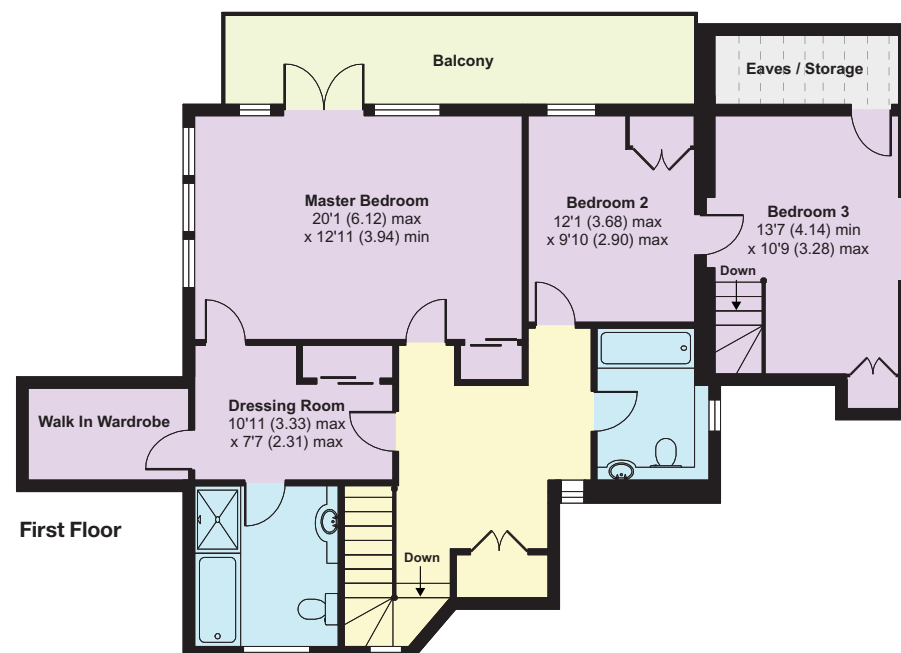
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Lower Ground Floor



Denotes restricted head height



First Floor



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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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		65	72

