4 St Sampsons Terrace
A delightful period waterside home with wonderful views over the Fowey River.

- No Onward Chain
- Terraced Waterside Home
- Kitchen/Sitting/Dining Room
- Three Bedrooms
- Three Bathrooms
- Alfresco Sun Deck
- BBQ Patio Dining Area

Offers in excess of £435,000

SITUATION

Golant is a highly regarded picturesque waterside village set on the south bank of the River Fowey just upstream of Fowey itself. Located in the parish of St Sampson, the village features a beautiful parish church as well as The Cormorant Hotel and Fishermans Arms.

For sailing rowing and Kayaking enthusiasts Golant offers easy and direct access to the delightful sailing waters of the Fowey estuary with further facilities available in nearby Fowey, including The Royal Fowey Yacht Club and Gallants Sailing Club. Moorings at Golant may be available from the Fowey Harbour Commissioners.

The immediate area is surrounded by miles of delightful coast, countryside and woodland, much of which is in the ownership of The National Trust.

There are mainline railway stations at Par, Lostwithiel and St Austell, whilst on the north coast is Newquay Airport.

DESCRIPTION

Standing in a prominent, elevated position within this handsome late Victorian terrace, Number 4 is a beautifully presented home arranged over three floors.

Entering directly into the open plan living area, the sitting/dining room has a large picture window with scenic views over the river and features an attractive exposed brick and stone fireplace with wood burning stove. The kitchen has a breakfast bar and is in a Shaker style with a selection of high gloss units in sage. Integral appliances include a dishwasher, oven, microwave/combination oven, halogen hob with extractor and circular stainless steel sink. There is a window and door allowing access to the rear. The utility room is off the kitchen and has plumbing for a washing machine and tumble dryer. The cloakroom with low level WC and vanity wash basin allows access to the storage cupboard housing the boiler.

Stairs from the living area rise to the first floor where there are two double bedrooms both with en-suite shower rooms. Stairs continue to the second floor where the master suite with its breathtaking river views also has a newly appointed, spacious contemporary en-suite. This includes textured tiles, bath with rain head shower and glass panel, low level WC and wash hand basin. A rare opportunity to acquire such a wonderful waterside residence and viewing is highly recommended.

OUTSIDE

Steps lead up to the terrace. At the front of the property there are flower beds and glazed wrought iron and glass balconies around the two alfresco dining areas.

SERVICES

Mains water electric and drainage. Electric central heating.

VIEWINGS

Strictly by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

Take the road into Golant following the road along keeping the river on your left. The terrace will be evident on the right hand side approximately 80 metres from the slipway.
These particulars are a guide only and should not be relied upon for any purpose.

Stags Estate Agents, 61 Lemon Street, Truro, Cornwall, TR1 2PE
01872 264488
truro@stags.co.uk

stags.co.uk