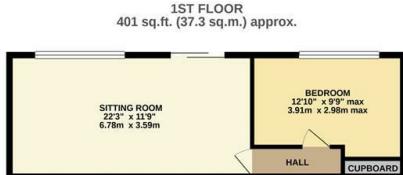


## 30 TAVERN BARN, FOWEY, PL23 1EF GUIDE PRICE £320,000



TOTAL FLOOR AREA : 1374 sq.ft. (127.7 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 sales and marketing purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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A DETACHED 4 BEDROOM HOUSE WITH GARAGE, PARKING AND LARGE GARDENS TO THE REAR. COUNTRYSIDE VIEWS. IN NEED OF RENOVATION.



30 Tavern Barn, Fowey, Cornwall, PL23 1EF

#### **The 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.

#### **The Property**

Situated in a sought after residential area, this property is being launched to the market for the first time in a number of years. The property is in need of renovation but offers spacious accommodation with a large garden, garage and driveway and would make a sought after family home.

The accommodation comprises entrance hallway, leading to kitchen/dining room, with stairs up to first floor. A conservatory is accessed from the dining area.



From the hallway a door opens to a family bathroom and stairs lead up to first floor and down to the lower floor.

On the first floor, there is a sitting room with sliding doors opening to the balcony (in need of attention) and a bedroom with built in wardrobes.

On the lower level, the hallway leads to three bedrooms and a WC.

#### **Outside**

The property is accessed directly from Tavern Barn, through a 5 bar wooden gate opening to the driveway and garage. Two paths lead to two different sections of the garden, which is bordered by mature hedging and fencing and includes a number of mature shrubs and plants.

The garage has been divided into two areas - 4.05m x 3.20 m with door opening to area 4.05m x 2.42m.

#### **EPC Rating - D**

#### **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](mailto:info@maywhetter.co.uk)

#### **Services**

None of the services, systems or appliances at the property have been tested by the Agents.

#### **Local Authority**

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR