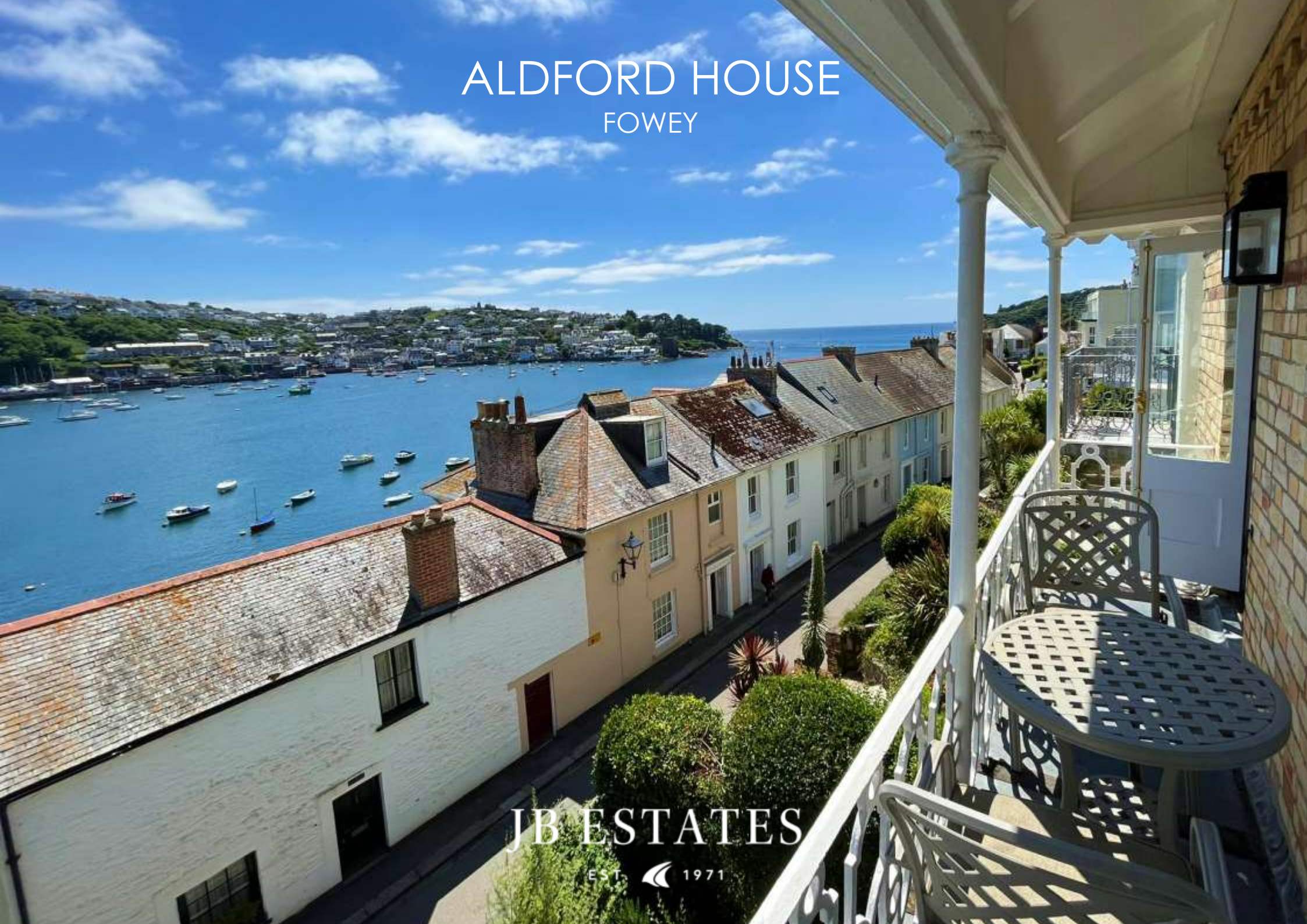


ALDFORD HOUSE

FOWEY

JB ESTATES

EST. 1971



Aldford House

24 Esplanade, Fowey
PL23 1HY

A charming and immaculate four-bedroom family home arranged over four floors, perfect either as a second home or as a main family residence. Aldford House occupies a fabulous position on one of the most popular streets in Fowey with stunning estuary, harbour, and open sea views. EPC Band E.

- Principal bedroom with en suite bathroom and estuary views
- Three further bedrooms and a family bathroom
- Reverse living open plan kitchen/dining/living room with balcony to the front with estuary views
- Conservatory/TV room/snug
- Front garden and terrace
- Rear courtyard and detached laundry room
- Gross Internal Floor Area approx. 1281 sq. ft (119.1 sq. m)

Lostwithiel 7 miles, St Austell 8 miles, A30 (Bodmin) 15 miles Padstow 27.9 miles, Bodmin Parkway Station 13 miles, Newquay Airport 22 miles, Truro 23 miles, Exeter 74 miles

Viewings by appointment only

Guide Price: £995,000

FREEHOLD





THE PROPERTY

Aldford House is situated on Fowey's most sought-after road close to the town centre. The Esplanade is regarded as the prime address in Fowey. Aldford House is not Listed and is a semi-detached Victorian villa. The property has breath-taking views out across the estuary harbour to the mouth of the river from the first, second and third floors. Significantly the one property in front of Aldford House has one of the lowest roof ridges along the road thus maximising the water views from the first floor. In recent years the property has been significantly renovated and restored to a high standard. Whilst retaining many original period features the house now provides spacious and flexible living space.

THE ACCOMMODATION

GROUND FLOOR: Entrance Hall | Bedroom

FIRST FLOOR: Two bedrooms | Family bathroom | Conservatory/TV room/snug | Detached laundry room accessed via the rear courtyard

SECOND FLOOR: Open plan dining/living room with balcony and estuary views | Kitchen

THIRD FLOOR: Principal bedroom with estuary views and en suite bathroom

LOCATION

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 Fowey Festival of Arts and Literature 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 and visiting cruise liners. 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, and primary and secondary schools.

OUTSIDE

Front patio terrace with estuary views. Rear courtyard can be accessed via side steps that lead up to the rear terrace and conservatory. Balcony accessed from the second-floor kitchen/dining/living room. Parking is not provided, and the nearest car park is the Fowey main car park.

SERVICES

Mains gas (combi-boiler for central heating and water), electricity, water and drainage.







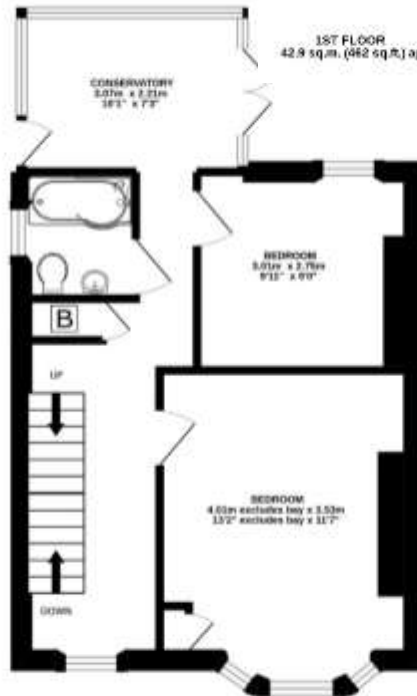
TOTAL FLOOR AREA : 118.1 sq.m. (1281 sq.ft.) approx.

While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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.
Made with Metreage 12/2012

GROUND FLOOR
18.2 sq.m. (196 sq.ft.) approx.



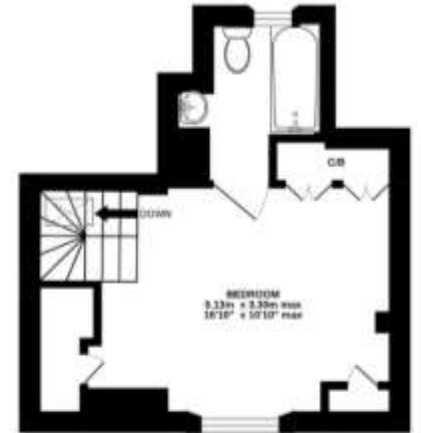
1ST FLOOR
42.9 sq.m. (462 sq.ft.) approx.



2ND FLOOR
36.5 sq.m. (393 sq.ft.) approx.



3RD FLOOR
21.3 sq.m. (230 sq.ft.) approx.



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