

THE OLD PRINT WORKS FOWEY

JB ESTATES
EST.  1971



The Old Print Works

Rear of 1 - 3 Station Road, Fowey
PL23 1DF

Perched in the canopy of trees high above the hustle and bustle of the Fowey estuary, this unique 3-bedroom detached property was built in 2014 and offers incredible water views, with the amenities of Fowey just a short stroll away. The reverse living layout, with floor-to-ceiling glass bi-folding doors, and superb decking areas, make the most of the stunning water views, while high vaulted ceilings create a light, airy feel throughout. EPC Band C.

- Reverse living layout with a large open plan kitchen/dining/sitting room with decks at either end, providing elevated estuary views.
- Three bedrooms all with en-suite bathroom and estuary views on the ground floor. The master bedroom has a private balcony.
- Utility cupboard and W.C
- Shaded mature garden and front facing terrace.
- Private garage parking and storage with key entry electric shutter. External bin store.
- Currently a successful holiday let with Boutique Retreats.
- Gross Internal Floor Area approx. 1,727 sq. ft (160.5 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: £975,000

FREEHOLD





THE PROPERTY

Affording the most incredible views, this eco-chic wood-clad property is set in a tranquil position high in the hillside above Fowey. Constructed in 2014 and surrounded by trees, with a sheltered garden and private garage, The Old Print Works is situated in a stunning conservation area, directly opposite the Bodinnick Ferry. The light and airy interiors all have vaulted ceiling and exposed beams. Due to its elevated position, the property is accessed via steps leading up to the property from the garage, but the climb rewards you with breath-taking views up-river and across the surrounding countryside.

THE ACCOMMODATION

GROUND FLOOR: Entrance Hall with two storage cupboards | Useful utility cupboard | Three double bedrooms all with vaulted ceilings, rooflights, built in cupboards and en-suite bath or shower rooms | Master bedroom has a private patio accessed via French doors | Reinforced glass staircase to:
FIRST FLOOR: Large open plan fully fitted kitchen with high quality Miele appliances and Quooker tap, as well as breakfast bar, dining area and sitting room with bi-fold doors to the sundeck | Cloakroom | Storage alcove | Hot water cylinder cupboard.

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 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.

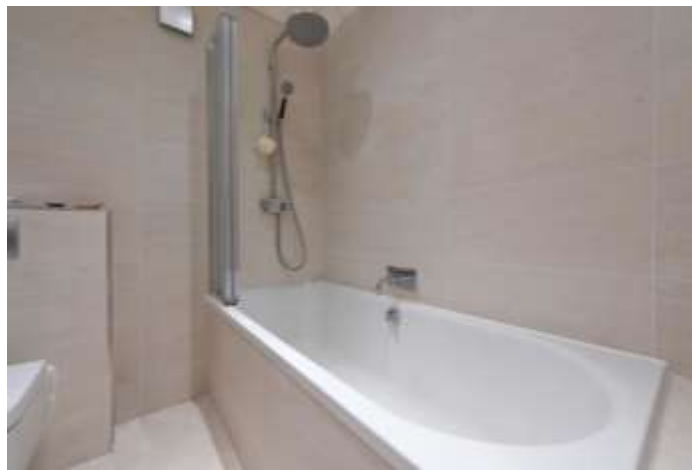
OUTSIDE

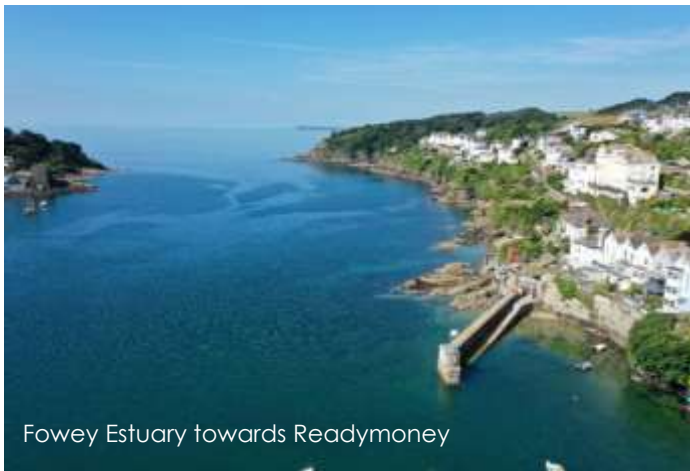
The Old Print Works is built into the side of the hill and laid out in a series of terraced levels. A large single garage located on Station Road for parking and generous storage, is accessed with key entry electric shutter. A passageway with steps leads up to the main entrance. An external storage room is located underneath the sundeck. External steps lead up to the various sundecks.

SERVICES

Grant Aeron Air Source Heat Pump with underfloor heating throughout the property, and zoned thermostats. Owned solar panels. Mains electricity, water, and drainage.



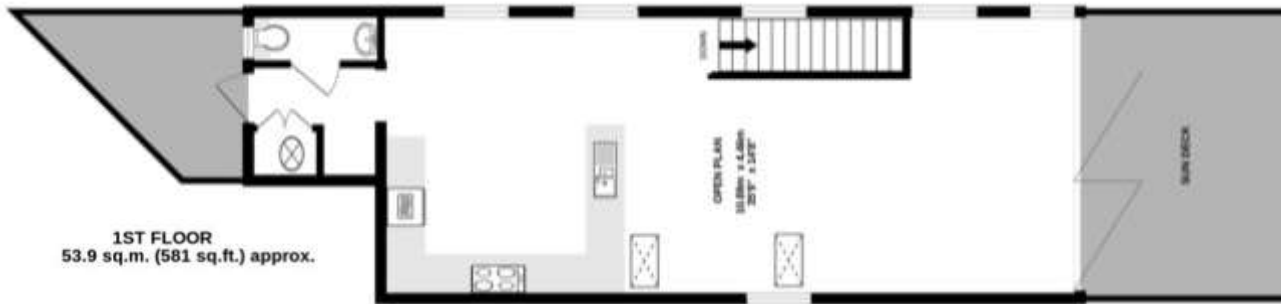




Fowey Estuary towards Readymoney



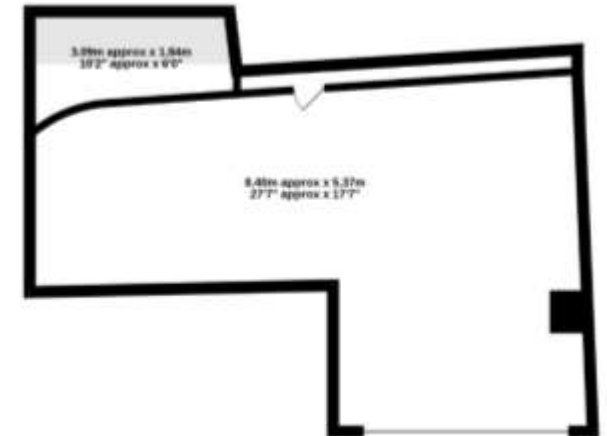
Fowey Estuary



TOTAL FLOOR AREA : 160.5 sq.m. (1727 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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GARAGE
38.0 sq.m. (409 sq.ft.) approx.



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