

Kylgenna | Esplanade | Fowey





Kylgenna, 52 Esplanade

Fowey, Cornwall, PL23 1HZ

A superb town house commanding uninterrupted views of the estuary and out to sea, offering great versatility along with a double garage, three parking spaces and beautifully terraced gardens.

Polruan – 0.5 (via foot ferry)

Par (mainline station) – 3.5

Eden Project – 6

Lostwithiel – 7

Cornwall Airport (Newquay) – 23

Truro – 23

(all distances are approximate and in miles)

- First sale in over 80 years
- Fabulous 180 degree water views
- Potential to convert into two apartments (subject to any necessary consents)
- Up to four double bedrooms
- Spacious accommodation over five floors
- Covered balcony and terrace overlooking the harbour
- Double garage with potential home office
- Beautifully landscaped terraced gardens
- Additional parking for three cars

Your attention is drawn to the important notice on the last page of the text



The Location

Fowey is situated at the mouth of the River Fowey 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 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 beautiful harbours and creeks of the West Country and is one of the sailing destinations along the south coast. Throughout the summer the harbour teems with boating activity, from competitive racing of the local Troy class, cruising yachts and dinghies, to large gaff-rigged wooden yachts and visiting cruise liners.

The town is rich in amenities with all manner of shops, bank, boutiques, bars, delicatessens and restaurants. It also has its own doctors and dental surgery, as well as a library, primary and secondary schools.

Further amenities are available at St Austell and Bodmin, whilst Truro is the administrative centre of the county. There is a regular rail service from Par/Lostwithiel to London Paddington, whilst Cornwall Airport (Newquay) also provides three daily flights to London Gatwick, as well as routes to many other UK and European destinations.

The Property

On the market for the first time in over 80 years, this beautiful Victorian town house is situated in an enviable location with fabulous views overlooking the pretty gardens of Fowey Hotel out to the harbour and the mouth of the river beyond, a perfect place to watch the activity on the river, whether local sailing craft racing or the movements of the larger ships exporting China Clay across the world.

The property is approached from both the Esplanade to the front of the house and also from Daglands Road to the rear and the spacious accommodation is arranged over five floors, all with superb water views. The property has been extremely well maintained by the current owner and has the potential to reconfigure the layout to create two apartments, subject to any necessary consents.

On the lower ground floor, there is a double bedroom with an en suite shower room and views to the water. Stairs lead up to the ground floor where there is a fabulous sitting room with Baxi fire and further dining area, this room is a delight with enchanting water views and a number of period features.



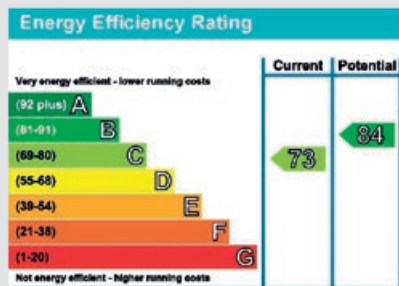


A recently upgraded and extended kitchen offers a stylish entertaining space with a number of integrated appliances and under floor heating. A door leads outside with steps up to a small workshop and log store with shared access to Daglands Road.

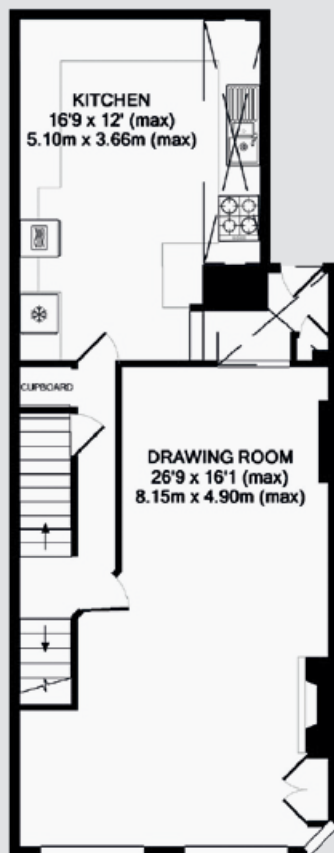
There are three further spacious bedrooms, one of which is currently being used as a study and two bathrooms/shower rooms on the upper floors. An external door at the rear of the house opens to a decked terrace area, ideal for catching the evening sun.

On the top floor of the property is a secondary sitting room with kitchenette and bi-fold doors opening to a covered balcony with panoramic views of the harbour.





Lower Ground Floor



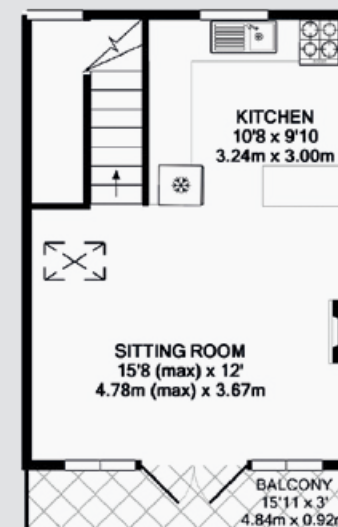
Ground Floor



First Floor



Second Floor



Third Floor

Kylgenna

Gross internal floor area (approx):

2044 sq ft / 189.9 sq m

For Identification only - Not to scale

Savills Cornwall
73 Lemon Street, Truro
Cornwall TR1 2PN
truro@savills.com
www.savills.co.uk
01872 243200

May Whetter & Grose
Estuary House, 23 Fore Street,
Fowey, Cornwall PL23 1AH
info@maywhetter.co.uk
www.maywhetter.co.uk
01726 832299

Important Notice

Savills, May Whetter & Grose their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

SS 18/10/15



Gardens

Outside, the rear of the property boasts an attractive decked terrace, with landscaped tiered gardens and summer house across the road, affording stunning water views. There is the added benefit of a double garage, with a potential home office above, currently used as storage, as well as parking for three further vehicles; a unique aspect of a property with such a central village location.

To the front of the property, accessed directly from the Esplanade, there is a pretty paved terrace with views over gardens to the river.

Services

Mains water, electricity and drainage. Gas central heating. Broadband: superfast available in postcode.

Tenure

Freehold

Viewing

Strictly by prior appointment with Savills Cornwall or May Whetter & Grose.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, light fittings, garden ornaments, etc. are specifically excluded but may be available by separate negotiation.



