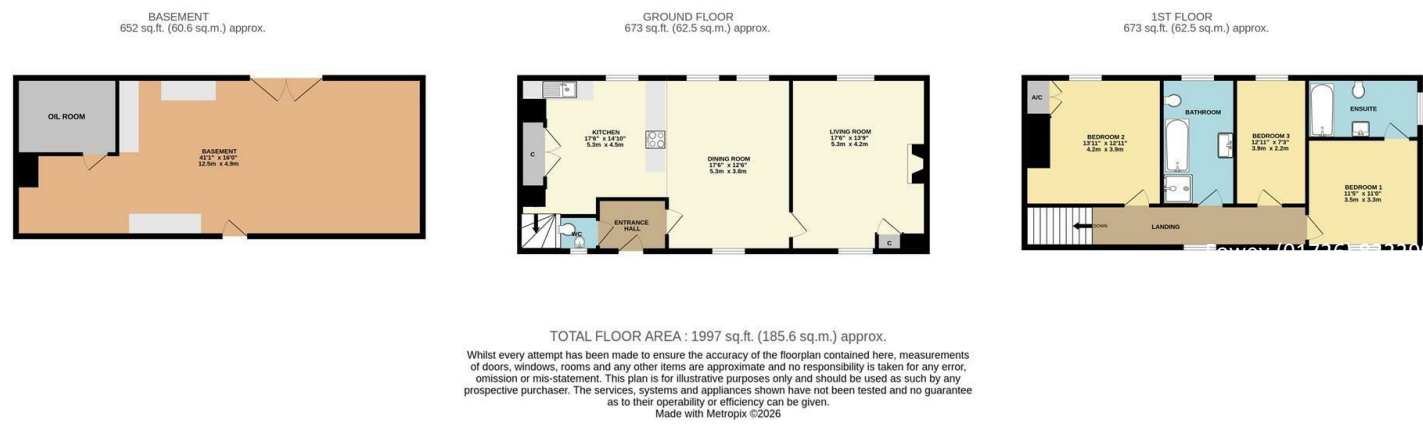




HENDRA FORE STREET,  
GOLANT, PL23 1LL  
GUIDE PRICE £735,000



A BEAUTIFUL, CHARACTERFUL GRADE II LISTED 3 BEDROOM HOUSE WITH PRETTY GARDENS OFFERING A VIEW TO THE ESTUARY AND COUNTRYSIDE BEYOND. BENEFIT OF GARAGE/BASEMENT. NO ONWARD CHAIN.

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## Hendra Fore Street, Golant, PL23 1LL

**The Location**  
The vibrant waterside village of Golant situated on the western side of the Fowey river is a desirable place to live, with an excellent waterfront village pub and water sports. There is a public slipway for launching boats, kayaks and paddle boards and boat moorings. This thriving village enjoys strong community life.

The town of Fowey, 2.5 miles from the village, provides primary and secondary schools, The Royal Fowey Yacht Club, pubs, and award-winning restaurants overlook the river and out to sea. Par 3 miles away, provides shops, post office, a surgery and a main line train station on the Penzance to London Paddington Line.

The immediate area is surrounded by miles of delightful coast, countryside and woodland, some of which is in the ownership of the National Trust, as well as the famous Eden Project only 4 miles away.

There are good road links to the motorway system via the A38/A30, railway links to the North Coast, Bristol and Paddington and direct flights to London, Ireland, Scotland, the Algarve and Alicante from Newquay Airport.

**The Property**  
This gorgeous grade II listed home will not disappoint if you are looking for a property that is full of character and charm. Built circa 1700 the house offers spacious 3 bedroom accommodation with the benefit of a pretty garden with views to the river and a very useful basement/garage.

The current owners have renovated the property whilst retaining many of the original features such as beautiful floorboards, wall panelling and beamed ceilings. The thick walls and deep-cilled windows ensure the cottage is cosy in the winter and cool in the summer with oil-fired central heating and a woodburner in the sitting room for those chillier evenings.

Upon entering the house through the front door off the garden, there is a porch and small entrance hall with W/C, which opens to the welcoming dining room with windows to the front and rear of the property. A beautiful wooden floor runs throughout the ground floor.

The owners have installed a bespoke kitchen, keeping it traditional with solid wood base units and a cleverly designed pantry, nestled into the chimney breast.

Stairs from the kitchen lead to the first floor.

From the dining room, a door opens to the charming sitting room with dual aspect windows and beautiful, wide-plank wooden floor. A woodburner is set into the hearth, and this lovely room offers a relaxing vibe to read or entertain friends.



On the first floor, the character continues with beamed ceilings, beautiful wall panelling and windows overlooking the lovely garden.

There is a principal bedroom with a window overlooking the garden and an en-suite bathroom with a panelled bath and shower attachment, WC, and wash basin. There are two further double bedrooms, both with windows to the back of the property and views to the village.

A spacious family bathroom has a bath with shower attachment, a separate shower cubicle, WC and wash basin.

Accessed from either the garden or garage entrance, there is a very useful basement. This area runs under the property and offers parking, boat storage space and a utility area where the current owners have a washing machine, freezer, sink etc.... There is a further storage area to one end and a separate room houses the oil tank.

**Outside**  
To the front of the property, there is a beautiful garden which is laid to lawn and enclosed by mature hedging and fencing. There are a number of mature trees and shrubs and a paved patio located near the front door, which is an ideal area for al fresco dining or a spot of sunbathing. A paved pathway leads through the garden, and there is a lovely view of the river and countryside beyond. Located at the end of the garden, there is a stone outbuilding.

**Council Tax Band - E**

**EPC Rating - E**

**Freehold**

**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

**Services**

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

**Local Authority**

Cornwall Council.