MAY WHETTER & GROSE

TOADS PLACE, 8 BULL HILL, FOWEY, PL23 1BZ
GUIDE PRICE £1,695,000





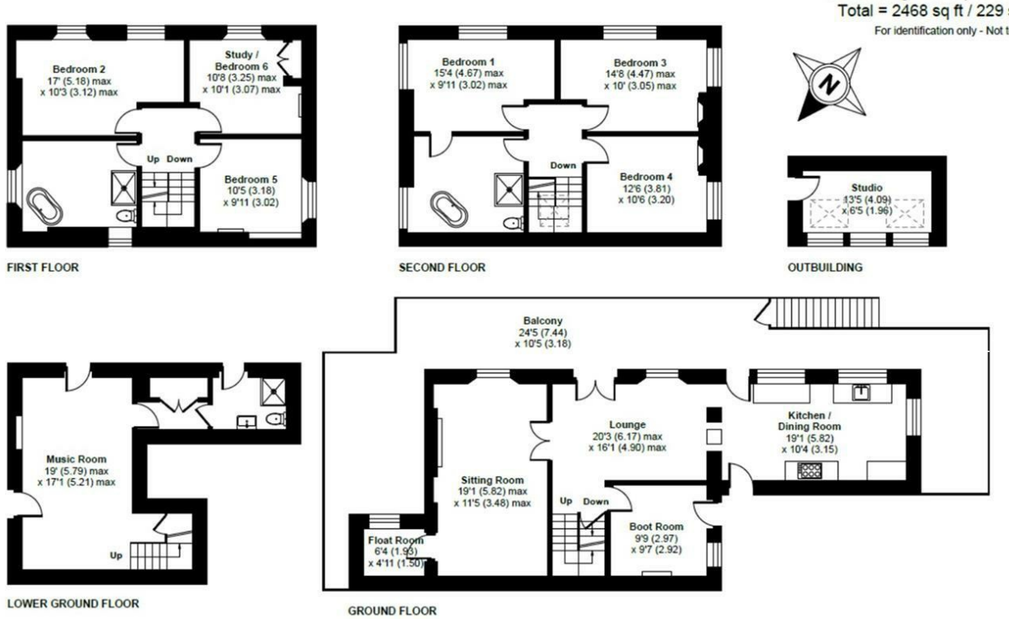




A HANDSOME 6 BEDROOM LANDMARK GEORGIAN HOUSE, ENJOYING PANORAMIC SOUTHERLY VIEWS OF THE HARBOUR, PONT PILL AND POLRUAN. Located immediately above Fowey town centre, enjoying exceptionally easy access to all of the excellent nearby facilities and lifestyle that Fowey has to offer.

Bull Hill, Fowey, PL23 1BZ

Approximate Area = 2382 sq ft / 221 sq m
Outbuilding = 86 sq ft / 8 sq m
Total = 2468 sq ft / 229 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Rohrs and Rowe. REF: 762693





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Fowey (01726) 832299 MAY WHETTER & GROSE www.maywhetter.co.uk info@maywhetter.co.uk











Toads Place, 8 Bull Hill, Fowey, Cornwall, PL23 1BZ

The house has been both carefully and thoroughly renovated by our clients during their ownership and it is now presented to an exemplary standard throughout, that is of a quality that is rarely seen in Cornwall. Its interior is both elegant and stylish with exceptional levels of natural light due to its its large windows and elevated south facing position above all of its neighbouring buildings. The house also has numerous stunning features throughout including high ceilings, original ornate fireplaces in many rooms, fanlight windows and doors, exposed painted floorboards and timber window shutters. During the renovation process, our clients added many very high quality fixtures and fittings including Lefroy Brooks bathroom fittings, Smeg kitchen appliances and Bosch utility appliances.

The entrance to the property is via a particularly welcoming boot room that could also potentially be used as office. This delightfully cosy room has been painted in a calm navy colour scheme and enjoys one of the ornate fireplaces. Th boot room opens through in to the central lounge that enjoys excellent river views from its fanlight casement doors and a second fanlight window, that are both located on the southerly aspect. This delightful room is a stunning introduction to the the main living rooms due to its high ceilings, exposed whitewashed floor boards and the feature back to back wood-burner that is positioned between the the lounge and the kitchen and at its opposite end are glazed French doors that lead in to the sitting room.
The stylish double aspect kitchen enjoys excellent southerly and westerly aspects over the town and harbour beyond from its arched casement windows. There is natural slate flooring with electric under floor heating under and it is fitted with a range of high quality freestanding styled painted kitchen units and Smeg appliances. There is also a stable door opens out on to the southerly outside terrace and a further door on the northerly side, opening to the front courtyard.

The spacious sitting room measures 19’1 x 11’5 and it too enjoys fantastic southerly views across the harbour via a fanlight casement window. The exposed painted floor boards continue in to this room and there is also a white painted ornate fireplace. French double doors connect to the lounge and a second door opens into a small adjoining room where the hot water cylinder and gas boiler are located.

Stairs decend from the lounge to the lower ground floor, which has been set out as an excellent music room but it could be used for a multitude of other uses. The feature of the room is the retro Smeg electric fire that is in situ within the fireplace. There is a door on the southerly aspect that opens out to the lawned garden level and a further door opens in to an internal hallway that leads to a shower room and also houses a large utility cupboard that is fitted with Bosch appliances.

The staircase from the lounge leads upto to both the first and second floors. The first floor provides 3 excellent bedrooms. Two of the bedrooms are double aspect and the largest also has a unique feature round portal style window on its southerly aspect that also enjoys the delightful views. The third bedroom has a more westerly aspect of the harbour, that also takes in views of the magnificent Place House. The spacious family bathroom on this floor features a cast iron roll top bath and separate shower, as well as high quality fittings from Lefroy Brooks. The second floor is home to the excellent double aspect master bedroom, 2 further bedrooms and a bathroom. The bathroom Jack and Jill bathroom to the main bedroom and is generous in size. It is also fitted with a feature roll top bath and separate shower, as well as fittings from Lefroy Brooks. One of the bedrooms on this floor is currently being used by our clients as an office.

Outside, there is a large slate paved terrace running the entire width of the house. This excellent area has a wonderfully sense of privacy and it provides more than enough space for sitting out / entertaining or alfresco dining. A flight of steps leads from the terrace to the lawned gardens below, that again run across the width of the property. This again is wonderfully private feeling space with a timber shed at the westerly end and the excellent studio hidden away at the easterly end. The studio would make an idea space for an artist looking to work from home. Below the lawned garden is a further enclosed smaller area of garden that is currently used to grow vegetables. At the rear of the house is an enclosed courtyard with steps leading down from the entrance gate off Bull Hill to the entrance door.

Location
Bull Hill is a little known yet wonderfully private and tucked away traffic free location, positioned on the hillside that is located immediately above the town centre, set between Fowey’s most renowned property, Place House and the main Fore Street. At its westerly end, Bull Hill is accessed via flight of steps that are immediately adjacent to St Fimbarrus Church and at its easterly end, access comes from a further flight of steps that are positioned between Fore Street and North Street.

Fowey has for many years been renowned as a sailor’s haven with fine waters and interesting coastline to explore. It is the ideal location, not only for its stunning position set at the end of the beautiful river but also for its interesting architecture along with its numerous restaurants, pubs and shops, Fowey Harbour is well known for its safe anchorage, excellent sailing facilities and its boat building heritage and so throughout the summer, it is always bustling with numerous interesting river and sea-going vessels alike. The town also plays host to a number of major cultural and maritime events including the renowned Daphne Du Maurier Literary Festival and Fowey Royal Regatta.

If you enjoy the great outdoors, then you will love Fowey, with The South West Coastal Path offering superb walking and breathtaking scenery along a magnificent stretch of south Cornwall’s coastline. For the non sailing water sports enthusiast there are numerous other activities on your doorstep including: kayaking, paddle boarding, water skiing, windsurfing, power boating and coasteering to name but a few as well as an attractive beach at Readymoney Cove.

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

History
It is believed the renowned naturalist and geologist Charles William Peach lived in Toads Place (it was then known as Victoria Cottage) during the mid 1800’s and it is understood that whilst in residence, he was visited by both Alfred Lord Tennyson and Charles Darwin. It is understood that Tennyson was a regular guest at the property during Peach’s ownership of the property.

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

Local Authority
Cornwall Council

EPC RATING D