



12 Vicarage Meadow, Fowey, Cornwall





A lovely, detached house, situated in a **quiet residential setting**, less than a mile from Readymoney Beach and Fowey Harbour.

Summary of accommodation

Ground Floor

Entrance hall | Kitchen/dining room | Large utility room | Sitting room | Conservatory | Bedroom | Cloakroom/bathroom

First Floor

Two further bedrooms | Further shower room

Outside

Garage | Gorgeous gardens | Driveway parking

Gross Internal floor Area 1,368 sq ft (127 sq m)

Distances

Readymoney Cove (gorgeous sandy beach) less than a mile, Cornwall Airport 20 miles, St Austell train station 8 miles

Truro 22 miles, Plymouth 32 miles

(All distances and times are approximate)



Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
knightfrank.co.uk

Sarah-Jane Bingham-Chick
01392 423111
sj.chick@knightfrank.com



The location

Vicarage Meadow is a peaceful residential road, situated about half a mile from the harbour and less than a mile from Readymoney Cove, a sheltered, sandy beach situated on the mouth of the River Fowey. Overlooking the beach is St Catherine's Castle, one of a pair of small artillery forts built by Henry VIII in the 1530s to defend Fowey Harbour. Nowadays, this gorgeous waterside town is a popular and bustling community, with a wonderful range of shops, cafes, pubs, restaurants, and hotels. Fowey, like many waterside towns on the south coast, is popular amongst sailors, with its sheltered anchorages and glorious sailing waters, the town is home to two sailing clubs and the famous annual Fowey Regatta. Fowey occupies a picturesque setting, being surrounded by miles of outstanding coast and countryside, much of which is National Trust owned. Communication links are good with A390 being five miles away which then links to the A38 ten miles beyond. Train stations at Par and St Austell, four and eight miles respectively, provide services to London Paddington, and Cornwall Airport is 20 miles distant offering both domestic and international flights.



The property

12 Vicarage Meadow is a detached family home, situated in a peaceful residential road, with views across the town and church, to the Fowey Estuary. The current owners have lived here for over 20 years and during that time have made considerable improvements, and the house and gardens are beautifully presented throughout.

The ground floor comprises an entrance hall with coat cupboard, and a wonderfully spacious and bright living room, with pebble gas fire and full width picture window with views of the water. Open plan through to the kitchen and dining room, and you will find a well-appointed kitchen with a superb range of integral appliances, including a gas range cooker, coffee machine, dishwasher, and fridge. The kitchen is beautifully fitted with a good range of units, including a built-in dresser with wine rack. Sliding doors lead from the kitchen through to the conservatory, which in turn has doors to the terrace and garden. Off the kitchen, is a full width utility room with door to the back garden.

To complement the ground floor bedroom, is an adjoining bathroom, again beautifully fitted. Stairs rise to the first floor, where there are two further bedrooms and a shower room.





Gardens

The gardens are a wonderful feature of 12 Vicarage Meadow, being largely level, and tiered with attractive stone steps and low-level stone walls, with well planted borders and beds. There is a terrace to the rear of the house, approached from the conservatory and a greenhouse is screened by a trailing trellis fence. There is a beautifully presented garden to the front, with a full width stone paved terrace and well-established rockery beds. There is driveway parking for three cars and a single garage.

Services

Gas central heating, mains water, drainage, and electricity.

Fixtures and fittings

All items usually known as owners' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary, and machinery.

Viewing

Viewing is strictly by prior appointment with the agents Knight Frank.

Directions (PL23 IDZ)

From the A390, follow the B3269 to Fowey (5 miles) and follow the road to the roundabout and continue straight over on to the B3415. Continue to the next roundabout and proceed straight over, following the signs to Readymoney Beach. Continue until reaching a fork in the road and turn left into Lostwithiel Street (with restricted access signs), and then immediately left again into Place Road. Continue until reaching Green Lane, signposted 'outbound traffic' and follow this road, where Vicarage Meadow is the second turning on the left. When you leave, turn left out of Vicarage Meadow to leave the town.

What3words: equality.currently.tape



Property information

Tenure: Freehold

Local Authority: Cornwall Council

Council Tax: Band E

EPC Rating: D

Guide Price: £595,000

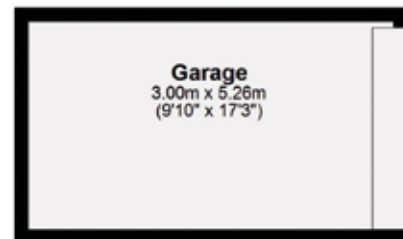
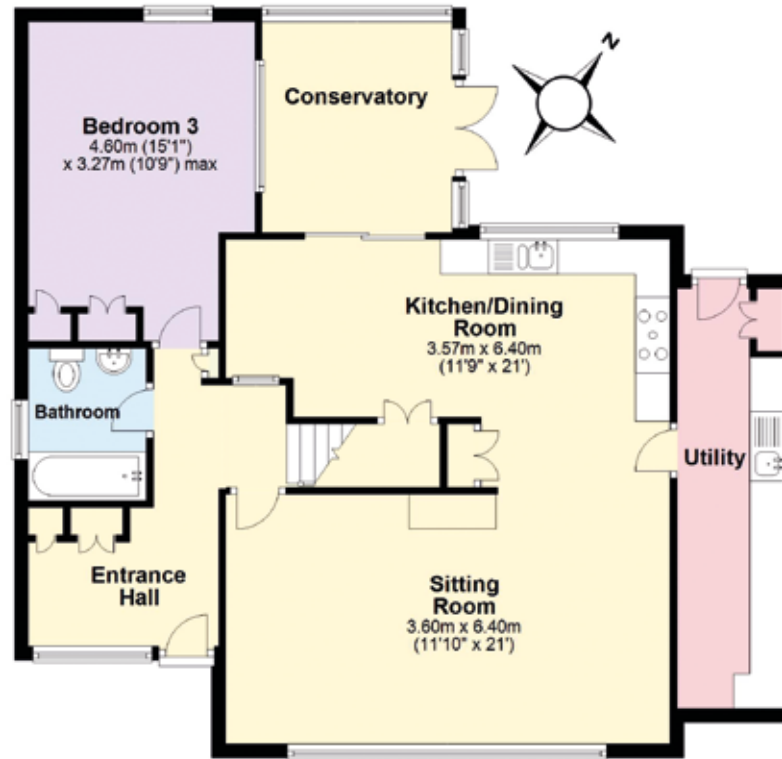
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Floor Area

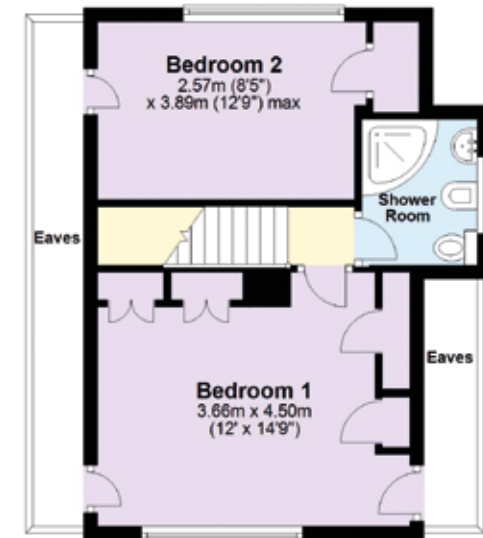
1,368 sq ft (127 sq m)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Ground Floor
Approx. 92.2 sq. metres (993.0 sq. feet)



First Floor
Approx. 34.9 sq. metres (375.9 sq. feet)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2024. Photographs and videos dated June 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com