

## HILL HAY CLOSE, FOWEY

PRICE £399,950



**FOR SALE: A MODERN DETACHED FOUR-BEDROOM FAMILY HOME, PEACEFULLY POSITIONED ON THE EDGE OF FOWEY — A VIBRANT COASTAL TOWN FAMED FOR ITS MARITIME CHARM, BEAUTIFUL ESTUARY, AND STUNNING COUNTRYSIDE SURROUNDINGS. WITH GREAT LOCAL SCHOOLS AND AN UNBEATABLE LIFESTYLE, IT'S AN EXCEPTIONAL PLACE TO CALL HOME.**

**Disclaimer:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



### The Property

For sale a modern detached four bedroom family home quietly situated on the outskirts of Fowey renowned for its maritime appeal and beautiful estuary setting surrounded by the rugged coast line and rural backdrop. A vibrant town with schooling facilities for families who wouldn't want to live here!

The property offers well presented accommodation which in brief comprises of Entrance hall, cloakroom, lounge, well fitted kitchen/dining room, four generous bedrooms, en suite shower room, main bathroom and second shower room. Also there is an attached garage and a second garage situated just opposite the property. Outside easy to maintain areas with a generous rear garden divided into a lower level and a large raised garden area, both of which are very easy to maintain.

Gas central heating with radiators throughout.

Fowey is one of Cornwall's most sought-after coastal towns, on the South coast, celebrated for its deep-water harbour, elegant period architecture and vibrant waterfront lifestyle. Winding streets lined with independent boutiques, cafés and galleries create an inviting village atmosphere, while the sheltered estuary offers exceptional sailing and paddle-sport opportunities. With scenic coastal paths, sandy coves such as Readymoney Beach, and a rich literary heritage, Fowey combines natural beauty with year-round appeal. Properties here enjoy strong demand from both full-time residents and second-home buyers seeking a premium Cornish retreat.

### Room Descriptions

#### Entrance Hall

With part glazed door to the entrance hall, stairs to the first floor, door to the cloakroom.

#### Lounge

16' 7" x 11' 0" (5.05m x 3.35m)  
With French doors to the rear, window to the front, mock fireplace with wooden surround and marble back and hearth, fitted electric fire.

#### Cloakroom

With low level W.C. wash hand basin, tiled splashback, extractor.

#### Kitchen/Dining room

16' 6" x 9' 2" (5.03m x 2.79m) Well fitted with a good range of base units and high level cupboards with a butchers block effect wood work top surface, breakfast bar, built in fridge and freezer, built in dishwasher and washer/dryer, four ring gas hob with stainless steel splashback, double oven, tiled splashback, large under stairs cupboard, French doors to the rear garden, window to the front.

#### Landing

With window to the rear, stairs to the second floor. Airing cupboard with Megaflo hot water cylinder.

#### Family Bathroom

12' 0" x 5' 6" (3.66m x 1.68m)  
Fitted with a panelled bath with shower mixer attachment a separate shower cubicle with mains shower, low level W./C. wash hand basin, partially tiled walls, low voltage lighting, window to the front, shaver socket.

#### Bedroom 4

9' 2" x 10' 10" (2.79m x 3.30m)  
Window to the rear.

#### Bedroom 1

16' 6" x 11' 2" (5.03m x 3.40m)  
With windows to the front and rear, door to the en suite shower room,

#### En Suite Shower Room

6' 2" x 3' 7" (1.88m x 1.09m) fitted with a fully tiled shower cubicle, mains shower, shaver socket, low level W.C. wash hand basin, window to the rear, low voltage lighting.

#### Second Floor Landing

With roof access and rooms leading off.

#### Shower Room

7' 0" x 4' 7" (2.13m x 1.40m) Fitted with a mains Mira shower, low level W.C. wash hand basin, partially tiled walls, skylight window to the rear.

#### Bedroom 2

11' 1" x 12' 8" (3.38m x 3.86m)  
Dormer style window to the front.

#### Bedroom

12' 5" x 9' 2" (3.78m x 2.79m)  
Dormer style window to the front.

#### Garage 1

17' 0" x 8' 6" (5.18m x 2.59m)  
door to the side, metal up and over door to the front, ladder providing access to the roof storage area, power and light connected. Electric car charging point.

#### Garage two

18' 3" x 8' 8" (5.56m x 2.64m) With metal up and over door.

#### Outside

The property enjoys a wonderfully low-maintenance, enclosed rear garden designed for effortless outdoor living. A paved patio and artificial lawn create an inviting space, while steps lead to an extensive raised slate-paved terrace — perfect for summer dining, evening drinks, or simply unwinding in the sun. A stylish composite seating area and additional artificial lawn complete this versatile outdoor retreat. There's also an outside tap and convenient side access leading to the front.