ARMILLARY HOUSE
22 ESPLANADE • FOWEY • CORNWALL

A charming family home, perfect either as a second home or as a main family residence that occupies a prime position on one of the most popular streets in Fowey with stunning estuary harbour and open sea views.

- Entrance hall
- Sitting room and balcony
- Sitting room/bedroom 4
- Kitchen
- Cloakroom
- Boiler room with washing machine
- 2 bedroom suites
- 1 further bedroom
- Family bathroom
- Front garden and terrace
- Rear decking

Gross Internal floor Area (approx.): 1,484 sq ft (137.9 sq m)

Par 4 miles (London Paddington 3 hours 53 minutes) • Bodmin Parkway 17 miles (London Paddington 3 hours 41 minutes) • A38 Devon Expressway 18 miles
Newquay Airport 28 miles • Plymouth 40 miles (about 3 hours 7 minutes to London Paddington) • Exeter 76 miles (London Paddington 2 hours 4 minutes)
(All distances and times are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.
**Arimillary House – For sale freehold**

Arimillary House is situated on Fowey’s most sought-after road close to the town centre. The Esplanade is regarded as the prime address in Fowey.

Arimillary House is not Listed and is a semi-detached Victorian villa. The property has breath-taking views out across the estuary harbour to the mouth of the river from the first, second and third floors. In recent years the property has been significantly renovated and restored to a high standard; whilst retaining many original period features the house now provides spacious and flexible living space.

The front path has steps that lead up to the south east facing terrace in the front garden. There are also side steps that lead up to the terrace at the rear. The front door leads into an entrance hallway off which is a cloakroom and a sitting room that could be used as the fourth bedroom.

Stairs lead up to the first floor landing off which are two bedrooms and a family bathroom. The principal bedroom has a lovely bay window with views out across the water and an en-suite shower room at the rear. The other bedroom is at the rear and there is a backdoor that leads out to the side garden steps that lead on up to the decking at the rear. There is also a boiler room with a washing machine off the first floor landing.

Stairs from the first floor landing lead up to the second floor landing off which is a stunning open-plan sitting room/living room/dining room with a kitchen at the rear. This has a lovely oak floor and two sets of French doors leading out onto a balcony. This impressive reception room has fabulous views out across estuary harbour and French doors at the rear that lead to the decking behind.

Stairs lead on up to the third floor where there is a fourth bedroom with an en-suite shower room. This is a particularly stunning room with a light, airy and spacious feel to it and enjoys some of the best views from the house, both down the estuary and out through the mouth of the river to the sea beyond.
Garden
There are both front and rear gardens, linked by a path and gate at the side. There is a terrace at the front and decking at the rear; both are lit by external lighting.

Rental Investment
The property is currently let out successfully for holiday lets but is equally suitable as a permanent residence and can be viewed at: http://www.estuycottages.co.uk/armillary-house with current gross rental figures between £706 and £1,665 per week.

South Cornwall
Fowey is situated at the mouth of the River Fowey in an Area of Outstanding Natural Beauty. The neighbouring villages of Polruan and Bodinnick are a short ferry-ride across the estuary.

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 Channel Islands and beautiful harbours and creeks of the West Country. Throughout the summer its harbour teems with boating activity, from competitive racing of the local Troy class, cruising yachts and dinghies, to large gaff-rigged wooden Oyster luggers and visiting cruise liners.

The town itself is rich in amenities with all manner of shops, banks, boutiques, bars, delicatessens and restaurants. It also has its own hospital, doctors and dentists surgeries, as well as a library, primary and secondary schools. Further amenities are available at St Austell and Bodmin (9 miles and 13 miles respectively) and Plymouth offers the full range of facilities expected of a city including a university and theatres.

The motorway road network as far as Exeter and then either the A30 (via Bodmin) or A38 (via Plymouth) makes Fowey very accessible. Regular Intercity rail services from...
Par (about 3 hours 53 minutes to London Paddington) and Plymouth (about 3 hours and 7 minutes to London Paddington) are even quicker. The growing number of flights to UK and international destinations from Newquay and Exeter Airports, and Brittany Ferries services from Plymouth to France and Spain, ensure that Fowey is now a viable destination or starting point of any journey.

**Services**
Mains gas (combi-boiler for central heating and water), electricity, water and drainage.

**Fixtures and fittings**
All items usually known as tenants’ 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.

**Local Authority**
Cornwall Council, County Hall, Treyew Road, Truro TR1 3AY

**Directions (PL23 1HY)**
On entering Fowey park in the public car park at the top of the village. Take the pedestrian access down to the village centre. Turn right onto Esplanade off Lostwithiel Street. Armillary House (#22) will be found on the right hand side.

**Viewing**
Viewing is strictly by prior appointment with Knight Frank LLP and May, Whetter & Grose.
Ground Floor
- Sitting Room/Bedroom 4
  - 13'7" x 11'5"
  - 4.2m x 3.5m

First Floor
- Ensuite
  - 6'0" x 5'0"
  - 1.8m x 1.5m
- Bedroom 1
  - 10'0" max x 11'11" max
  - 3.0m max x 3.6m max
- Bathroom
  - 6'0" x 6'4"
  - 1.8m x 1.9m
- Landing
  - 25'0" max x 6'4"
  - 7.6m max x 1.9m

Second Floor
- Bedroom 2
  - 14'2" max x 9'0"
  - 4.3m max x 2.7m

Third Floor
- Kitchen
  - 7'10" x 7'9"
  - 2.4m x 2.4m
- Sitting Room
  - 23'3" x 18'6" max
  - 7.1m x 5.6m max
- Master Bedroom
  - 18'6" max x 15' max
  - 5.6m max x 4.6m max
- Balcony
  - 7'5" x 3'3"
  - 2.2m x 1.0m

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01392 423111
19 Southernhay East
Exeter, Devon, EX1 1QD
exeter@knightfrank.com

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

Energy Efficiency Rating

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