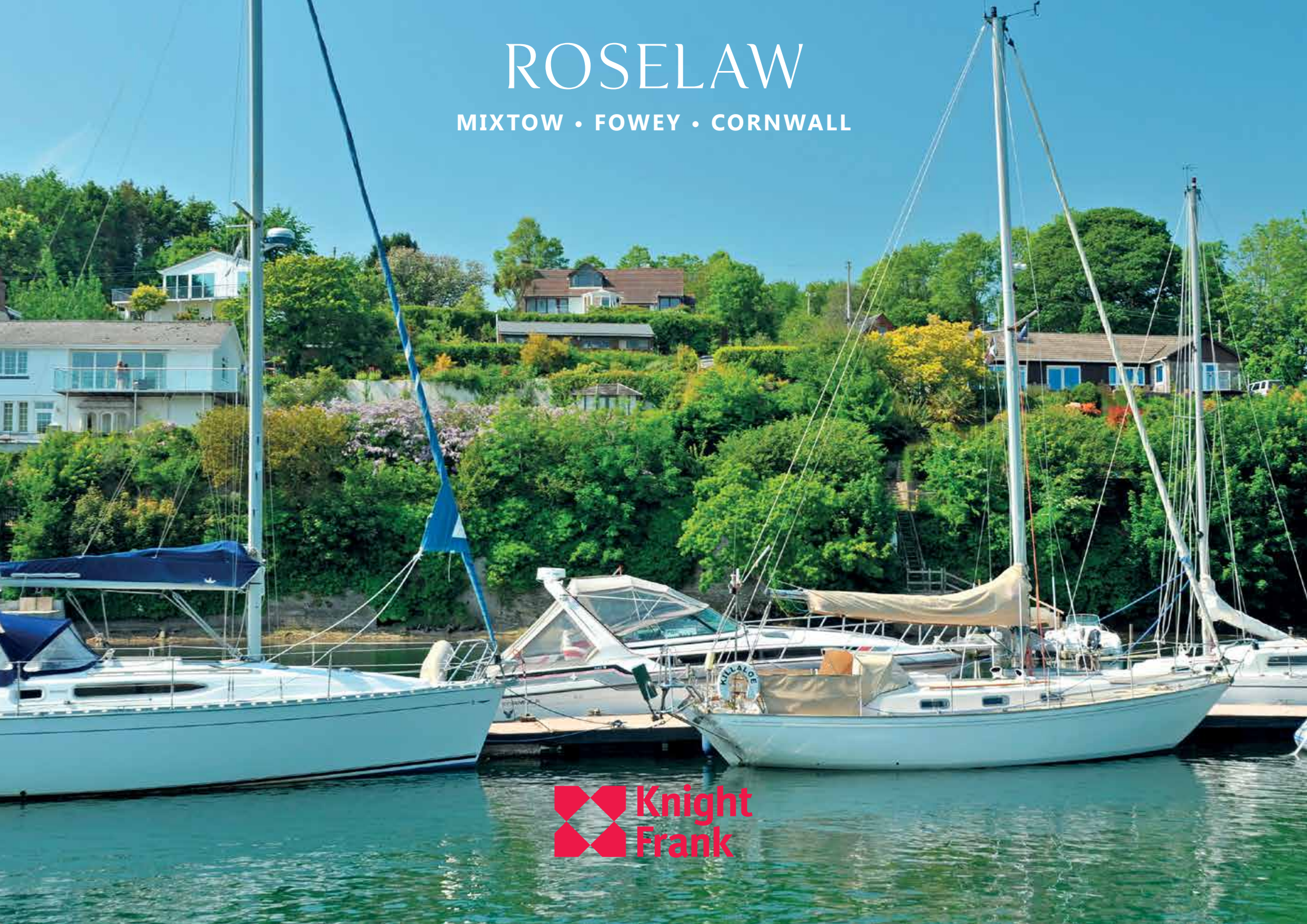


ROSELAW

MIXTOW • FOWEY • CORNWALL



ROSELAW

MIXTOW • FOWEY • CORNWALL

Overlooking the River Fowey with access to the water via a shared quay, licence for running mooring and pontoon (rented not owned)

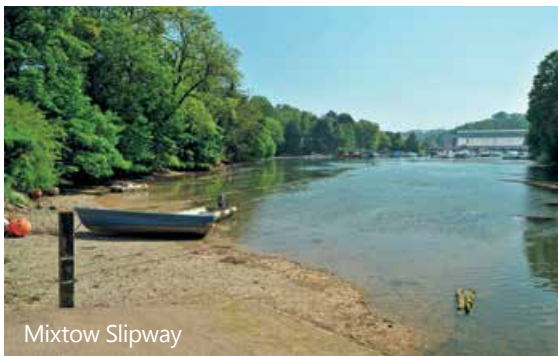
Fowey ¼ mile by boat • Boddinnick Ferry 1 ½ miles
Plymouth 40 miles (about 3 hours 7 minutes to London Paddington)
(distances and times approximate)

Accommodation and amenities

- Covered walkway to front door
- Entrance hall
- Kitchen/dining room
- Conservatory
- Sitting room
- Master bedroom suite
- Two further bedrooms on first floor
- Study/bedroom 4
- Two bedroom apartment on lower ground floor
- Garage
- Parking
- Pretty gardens

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.





Mixtow Slipway



Situation

The hamlet of Mixtow lies on the east bank of the Fowey River, only a short trip by boat to Fowey or about 1½ miles by road and the Bodinnick car ferry.



Sailing

Fowey is the perfect cruising base from which to explore the Channel Islands and beautiful harbours and creeks of the West Country.



Shopping

Fowey is rich in amenities with all manner of shops, banks, boutiques, bars, delicatessens and restaurants.



Schools

There is both a primary and secondary school in Fowey.



Theatre

The Theatre Royal at Plymouth is the largest and best attended regional producing theatre in the UK and the leading promoter of theatre in the South West.



Travel

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 and Plymouth.

Description of property

- The house sits above the River Fowey with views up towards the main harbour.
- There is a separate two bedroom apartment below the main house which has been holiday let in the past. There is a separate access and access from the main house.
- Surrounding the house are pretty gardens.
- There is a detached garage and lots of storage underneath the house along with ample parking including an in out driveway.

Services

Mains water, drainage, electricity and gas.

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.

Tenure

Freehold

Local Authority

Cornwall Council, County Hall, Treyew Road, Truro TR1 3AY

Council Tax

Band F

Post code

PL23 1NB

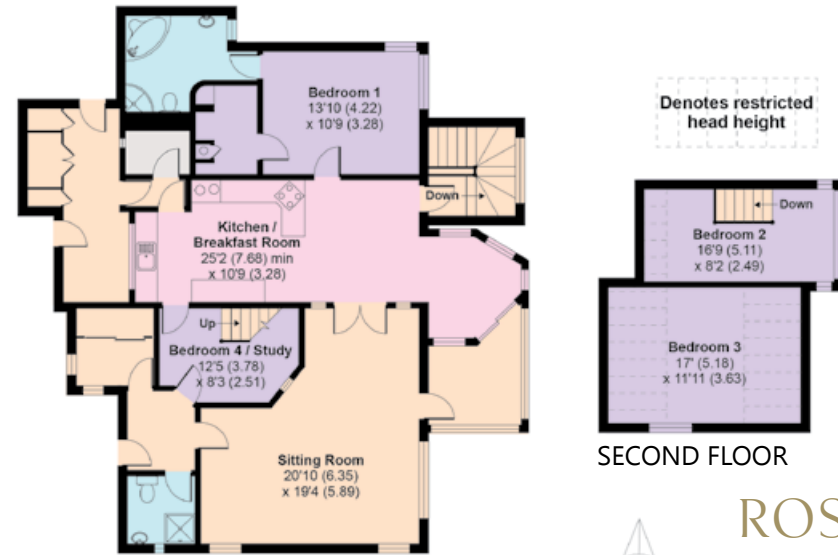
Viewing

Viewing is strictly by prior appointment with the Sole Agents Knight Frank LLP.

Directions

From Plymouth take the A38 and cross the Tamar Bridge. Drive past Liskeard and at the roundabout at Dobwalls, take the A390, signposted St Austell.

At East Taphouse, pass a filling station and at the top of the hill turn left onto the B3359 signed Looe. Follow this road for about 4 1/2 miles then turn right towards Polruan and the Bodinnick Ferry. After about 4 miles pass through Lanteglos Highway. When you leave the village take a right hand turn signed Mixtow. Follow the road down and turn right at a T junction then immediately left at Lombards Farm and downhill. Turn right to Mixtow. As you enter the village Roselaw is on the left hand side.



FIRST FLOOR



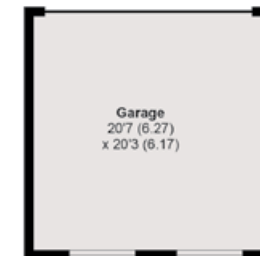
GROUND FLOOR



ROSELAW

Approximate Gross Internal Floor Area

327.5 sq.m./3526 sq.ft.
(Includes Garage)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			61
(39-54) E			
(21-38) F			
(1-20) G		14	
Not energy efficient - higher running costs			