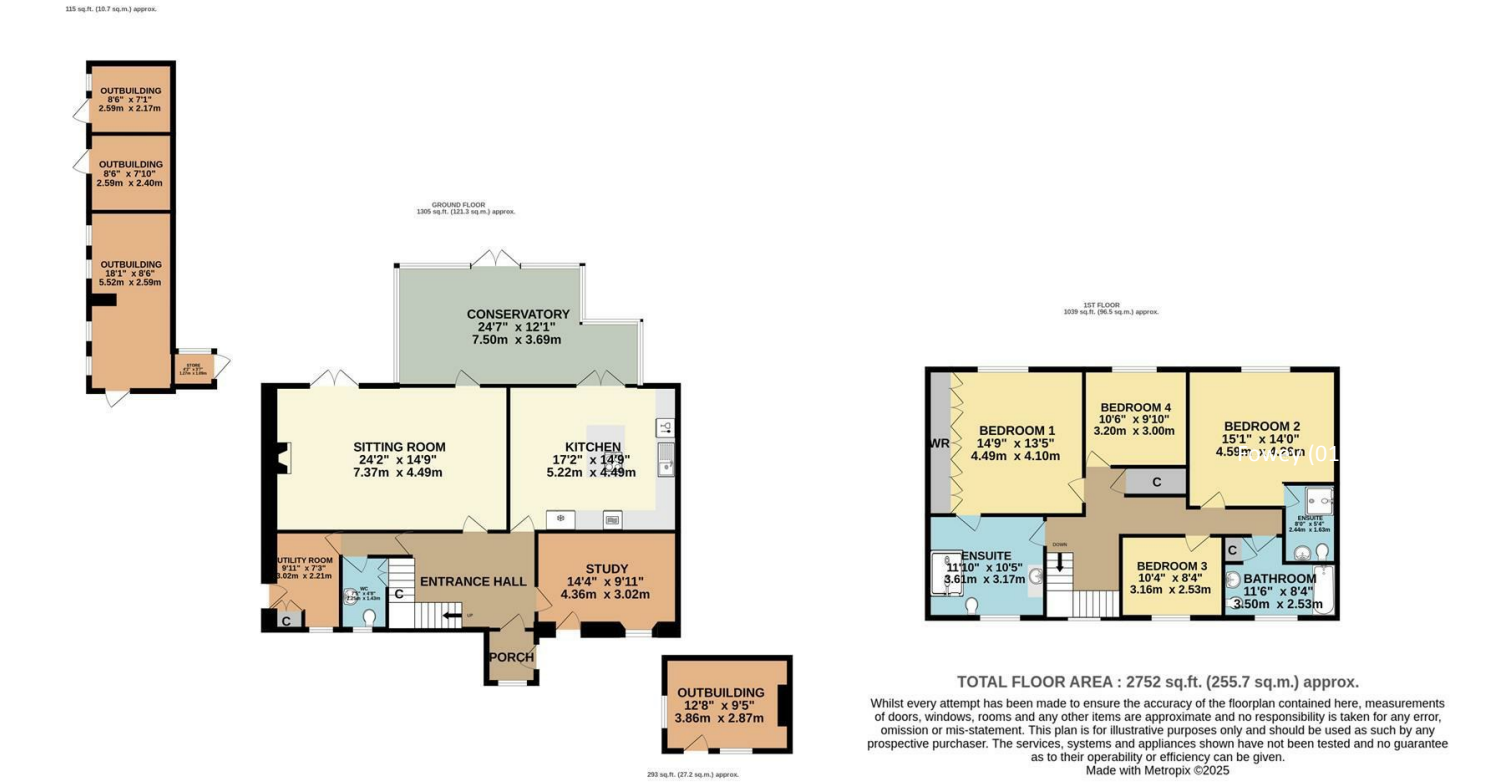




MAY WHETTER & GROSE

LAWHYRE FARMHOUSE, POLVILLION ROAD,
FOWEY, PL23 1HG
GUIDE PRICE £695,000



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A BEAUTIFULLY AUTHENTIC PERIOD FARMHOUSE WITH GENEROUS AND FLEXIBLE ACCOMMODATION. 4 DOUBLE BEDROOMS, 3 BATHROOMS, TWO RECEPTIONS ROOMS AND LARGE CONSERVATORY. OUTBUILDINGS, GARDENS, OFF ROAD PARKING AND A PLOT OF LAND.



Lawhyre Farmhouse, Polvillion Road, Fowey, Cornwall, PL23 1HG

The Location

Fowey is regarded as one of the most attractive waterside communities in the county. Particularly well known as a popular sailing centre, the town has two thriving sailing clubs, a famous annual Regatta and excellent facilities for the keen yachtsman. For a small town Fowey provides a good range of shops and businesses catering for most day to day needs. The immediate area is surrounded by many miles of delightful coast and countryside much of which is in the ownership of the National Trust. Award winning restaurants, small boutique hotels, excellent public houses etc, have helped to establish Fowey as a popular, high quality, destination.

There are several excellent golf courses within easy reach, many world class gardens are to be found in the immediate area and the fascinating Eden Project with its futuristic biomes is just 5 miles to the north west.

There are good road links to the motorway system via the A38/A30. Railway links to London, Paddington, can be made locally at Par, and St. Austell and there are flights to London and other destinations from Newquay.

Conveniently located and only a short walk from both primary and secondary schools, a soon to open new convenience store and a stroll down to the historic Fowey town and harbour. There is direct access from the farmhouse and cottages via St Catherine's Parade a delightful woodland walk which takes you down to Fowey's Readymoney Cove.

The Property

An appealing and characterful 4 bedroom farmhouse with substantial accommodation and full of period features and charm. Lawhyre Farmhouse is situated on the edge of town, nestled in a private setting amongst a small collection of converted barns.

Offering generous and flexible accommodation, this gorgeous authentic farmhouse could lend itself to many family situations or as a possible B&B. Lawhyre Farmhouse also offers a mostly level plot of land which could have many uses, subject to necessary permissions granted.

A useful porch, great for kicking off muddy or sandy shoes, leads into the warm and welcoming entrance hall. From here doors give access to a family kitchen, large sitting room, study/hobby room, utility room and cloakroom.

The kitchen, as in any farmhouse, is the heart of the house with plenty of space for the family to gather. Beautifully designed and in keeping, the well equipped kitchen has ample wall and base units, worktop space and a large double Belfast sink. Integral appliances include two electric ovens, dishwasher and induction hob. A stylish island unit provides additional storage space and area for preparing food. A door leads out to the conservatory.



A door opens into the generous sized sitting room which oozes charm and character and could easily host a large get together. A woodburner makes a lovely feature, continuing the farmhouse feel as well as keeping the room warm on chillier nights. Double doors swing open to the garden and fills the room with light whilst a separate door opens into the conservatory.

The conservatory offers another welcoming, relaxing space to unwind whilst enjoying views over the pretty rear private garden. Having dual access from the sitting room and kitchen makes its usage very versatile.

A second reception room makes for a perfect office/study/hobby room or possibly a ground floor/5th bedroom. A cloakroom comprises wash hand basin, WC and storage cupboard. Access to the farmhouse can also be gained from a lean-to leading into the utility room, ideal for muddy or wet doggies! The utility room has worktop, space for washing appliances and a sink.

Stairs rise up to the first floor landing giving access to 4 double bedrooms and 3 bathrooms. The large principal bedroom enjoys views over the garden and has sizeable built in storage, a door opens into a Jack and Jill shower room which is creatively designed and wonderfully decorated. A double bedroom and a further large double bedroom also look over the garden with the large double having built in wardrobes and an en suite shower room. Doors open to a 4th double bedroom and the family bathroom which comprises a bath, WC, hand wash basin and storage cupboard. A separate deep airing cupboard provides more useful storage space.

Outside

Accessed from the conservatory and sitting room there is a private enclosed, south facing rear garden, with wooden gate opening to the driveway. This area is laid mainly to lawn with stone walling and a number of mature shrubs and a paved patio area. There are 3 outhouses and a further outhouse located to the front of the property, making 4 outhouses in total.

The front of the property is accessed from the parking area via a paved pathway with a large plot of land which runs around the rear of neighbouring cottages.

Agent's note

The field adjacent to the Lawhyre development has planning permission granted for the construction of three bungalows which will share the entrance to Lawhyre. For more information, please visit Cornwall Planning ref: PA25/01001 or ask the agent.

EPC Rating - D

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

Services

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

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