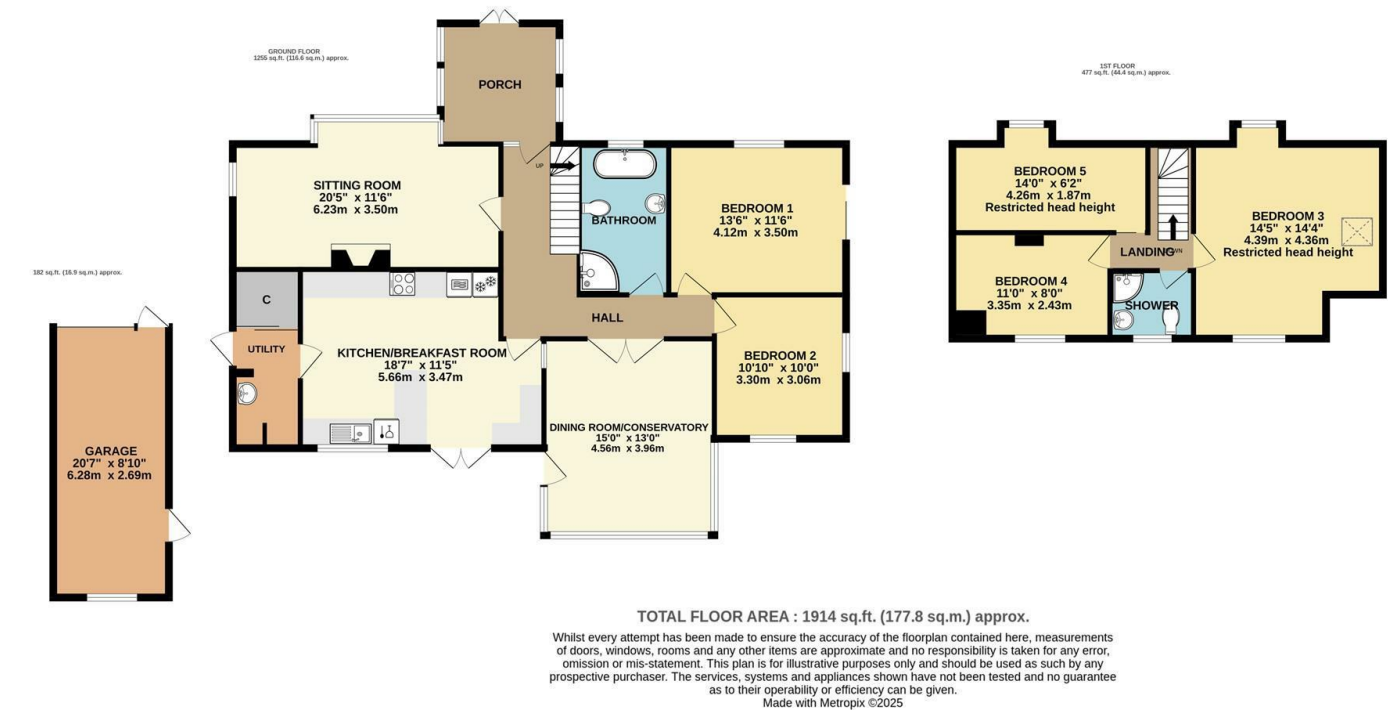




WHITE WINGS LANKELLY LANE,  
FOWEY, PL23 1HN  
GUIDE PRICE £745,000



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**A BEAUTIFULLY PRESENTED DETACHED 5 BEDROOM PROPERTY PROUDLY LOCATED IN SOUGHT AFTER LANKELLY LANE. LARGE WRAP AROUND GARDENS, GARAGE AND DRIVEWAY PARKING.**





## White Wings Lankelly Lane, Fowey, Cornwall, PL23 1HN

### 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.

### The Accommodation

A beautifully presented, detached family home situated in a quiet and private location in a sought after area on the outskirts of the town. This fabulous accommodation is arranged over two floors and offers five bedrooms and spacious living areas with easy access to the gorgeous, south facing wrap around gardens that extends to 1/4 of an acre. The property also boasts a garage and driveway parking and would make a superb family home. There is gas central heating and double glazing throughout.

The entrance porch, with dual aspect windows, opens to a light and airy entrance hall with stairs rising to the first floor and doors open to the kitchen, sitting room, dining room, two ground floor bedrooms and family bathroom.

A door opens to the delightful light and spacious sitting room with wood burner, window to the side elevation and large bay window to the front of the property - overlooking the pretty front garden and filling the room with natural light.

A door opens to a sizeable, well-appointed kitchen/ breakfast room. Wall and base cupboards provide plenty of storage and there is an integrated fridge freezer, dishwasher, double oven, four ring gas hob and large resin sink with drainer. A breakfast bar provides further worksurface and storage. The breakfast area has built in seating - a lovely space to sit, dine and socialise. French doors open out to the rear garden.

From the kitchen, a door opens to a useful utility room with large storage cupboard, wash hand basin and space and plumbing for a washing machine with space for a tumble dryer above. This room houses the gas boiler and a further door gives outside access.

The dining room/ conservatory extends the living space and gives further outside access. Windows create plenty of natural light and overlook the private gardens. This room could serve many different uses and would be a fabulous room for entertaining.



Bedroom one is sizeable with window to the side elevation and sliding doors opening out to the garden. Dual aspect windows create plenty of light and there is space for bedroom furniture.

Bedroom two is also a double room with dual aspect windows overlooking the lawned gardens.

The family bathroom is light and contemporary in feel and comprises a freestanding bathtub, spacious corner shower cubicle, wash hand basin and wc.

This gorgeous property had a loft conversion in the late 1990s - making it even more impressive whilst making the most of the space by adding three bedrooms and a shower room.

Bedroom three is generous in size and boasts dormer windows to the front and rear elevations, there is also a velux window and eaves storage.

Bedrooms four and five can be found at the front and rear of the property. Bedroom five does have restricted head height.

There is a shower room with corner shower cubicle, wash hand basin and wc.

### The Outside

The property is accessed from Lankelly Lane, via a private road shared with neighbouring properties. The paved driveway for White Wings has parking for three vehicles and the gardens are enclosed by wooden fencing.

At the front of the property, the gardens are mainly laid to lawn with established, pretty plants and shrubs and wrap around to the side and rear. To the side of the property there is a patio area - perfect for alfresco dining and relaxing in the summer evenings. There is a pond, planted borders and this delightful and private space gets sun for most of the day and into the evening. There is a greenhouse and vegetable beds to the rear of the property - perfect for the keen gardener! Along with a timber store and further enclosed garden laid to lawn.

The property also benefits from a separate garage with power and access to the side. There is also a paved, covered area for the washing line and shed. There are very useful external power sockets on both sides of the house.

### Freehold

### Agents Note

We are aware that the property has remains of PRC (Pre cast reinforced concrete), although the walls are cavity, and a purchaser must make their own enquiries with a lender if a mortgage is required

### Council Tax Band - E

### EPC Rating - C

### Local Authority

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR

### Services

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

### Viewing

Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.

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