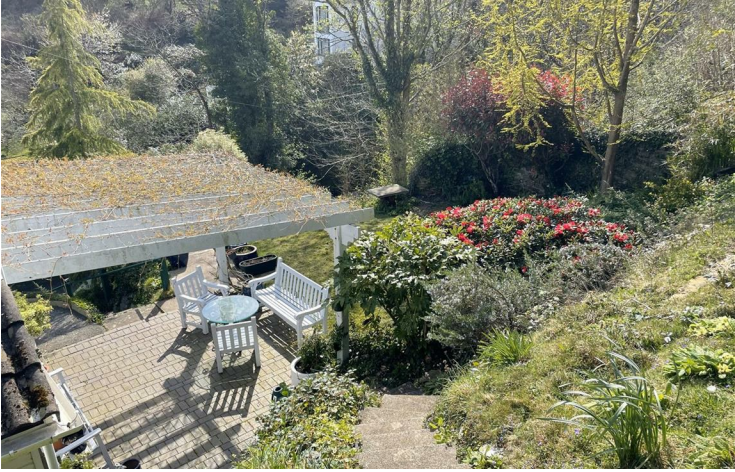
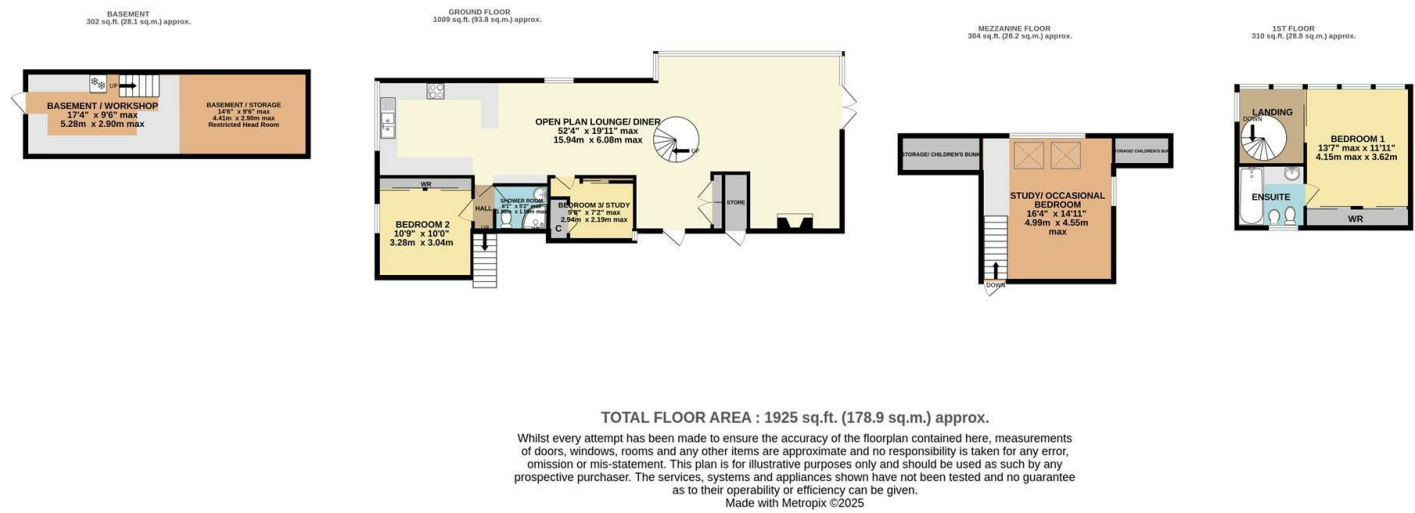




MENETHRYN, WATER LANE,
GOLANT, PL23 1LF
GUIDE PRICE £750,000



AN IMPRESSIVE ARCHITECT-DESIGNED PROPERTY, POSITIONED TO MAXIMISE THE VIEWS OF THE WATER AND SURROUNDING COUNTRYSIDE. OPEN PLAN LIVING ACCOMODATION, 3/4 BEDROOMS, STUDY, LARGE BASEMENT WORKSHOP, MATURE GARDENS, AMPLE PARKING.

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTONS ACT 1991
Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.



Menethryn, Water Lane, Golant, Cornwall, PL23 1LF

Menethryn is a much loved family home, designed by an architect within the vendor's family, full of light and space, with an elegant ambience. The house has a welcoming personality and is set in an elevated position within its own grounds, with wonderful views down to the pretty village of Golant, and the river.

The riverside village of Golant, a secluded village just up-river from the historic harbour town of Fowey. There is a local pub, a thriving rowing, canoeing and sailing community and immediate access by boat to a beautiful network of waterways.

The popular town of Fowey is approximately 4 miles by road, or 2 miles by river, and 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 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 from Newquay.

The accommodation

Built originally in 1968, then completely rebuilt to the existing design in 1994, this most interesting home offers very flexible accommodation, with a split first floor accessed via two staircases. The heating is via an electric system which heats the water-filled radiators. There is a separate Sadia boiler for the hot water.

The property is south facing and is designed to maximise the warmth from the sun in the winter, whilst remaining cool in the summer.

The ground floor comprises an stunning 53" by 20" (approx) open plan living room incorporating lounge seating area with living flame fire, with two walls of completely thermo-glazed windows giving fantastic views over the village and water.

There is a generous dining area, and good-sized kitchen also with pretty views of the water.



A central spiral staircase leads up the Main Bedroom Suite, comprising an office area enjoying marvellous views over the village and river, a large double bedroom with gorgeous views of the surrounding vegetation, ample fitted storage, and a smart bathroom.

From the main living room, doors lead to Bedroom Two; being a double bedroom suite with ample storage, shower room with w.c., and stairs to the first floor study/ Bedroom Three; and Bedroom Four, having a fold-down Murphy Bed and utility cupboard housing the washing machine. Wooden ladders give access to two storage areas in the eaves, and a trapdoor in the floor leads down to the basement workshop, which can also be accessed via a door from the garden.

Outside

The house is set in a secluded, elevated position, and as such is approached via a fairly steep drive. There is parking for three cars, with steps and a path leading up to the property. The gardens surrounding the property are lush and pretty, with a lovely stream running through. There are different sitting out areas from which to enjoy the sun. It should be noted that some of the land is sloping.

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

Council Tax Band - B

EPC Rating - D

Tenure

Freehold

Services

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

Local Authority

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