



MAY WHETTER & GROSE

LANKELLY FARMHOUSE LANKELLY LANE,
FOWEY, PL23 1HN
PRICE £1,850,000



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A FULLY RENOVATED, RESTORED AND EXTENDED UNLISTED 15 CENTURY FARMHOUSE SITUATED AT THE END OF LANKELLY LANE AND OVERLOOKING MENABILLY AND THE BREATHTAKING COUNTRYSIDE BEYOND, YET ONLY A 15 MINUTE WALK FROM FOWEY AND READYMONEY BEACH. NO ONWARD CHAIN.



Lankelly Farmhouse Lankelly Lane, Fowey, PL23 1HN

The Property
Lankelly Farmhouse is a unique, beautifully and sympathetically renovated and restored unlisted 15 Century property. The current owners have spent 4 years lovingly breathing life back into this beautiful home and the results are obvious to see. Whilst maintaining all the historic features of the farmhouse they have secured its future by replacing the entire roof which is now covered with natural slate and have replaced all of the windows with hardwood sash windows as well as new outside doors.

All of the cement render has been removed and replaced with Cornish lime render, applied by hand, which wraps itself around the entire original cob walled exterior.

Accommodation
Covered entrance leading to hall. This hall leads to 3 rooms: Snug - A bright, airy room which has double doors leading to a side patio area which is sheltered by the original rose covered walled garden which separates the front and rear gardens with a gate. This room has been fitted with a gas fire log burner.

Office / 5th Bedroom - A warm, cosy room with the original beams and double archway doors opening onto a small patio and onwards into the rear garden.

Lounge - A generous size room with all the features expected of an old farmhouse including the original large wooden beam, inglenook fireplace with log burner and 2 window seats. There are stairs leading from this room to the upstairs. The lounge leads into a very generous kitchen and onwards to the dining room.

Kitchen - The kitchen has a new Pearl Ashes 6 door Electric Aga set into a brick and wooden beam recess. There is a large central island, 2 picture windows and a back door that opens up to the back garden. A colourful array of high and low kitchen cupboards completes this warm and homely room. There is a small pantry area.

Dining Room - The dining room has a vaulted ceiling and has double doors leading to the extension which was built in 2024 and has added essential space to the property including a beautiful lantern roof hallway off which is a cloakroom leading to very generously sized fully fitted utility room. Also from the new hallway is a separate WC.

1st Floor
Bedroom 1 / Ensuite - Large spacious and airy room with a newly renovated ensuite complete with Burlington bathroom furniture (shower, double basins and WC) and Fired Earth tiles. Underfloor heating and slate floor tiles with two large Velux windows. The bedroom has fitted wardrobes and 2 large fully opening windows (with window seats) to expose the absolutely stunning views across the garden and countryside.

Bedroom 2 / Ensuite - Another airy and light kingsize bedroom with a large sash window looking out over the front garden. This room also has an ensuite bathroom. There are fitted wardrobes.

Bedroom 3 - This kingsize third bedroom has fitted wardrobes and has 2 large sash windows that overlook the front and side gardens.

Bedroom 4 - This room was extensively renovated, lifting the ceiling and exposing the beams to dramatic effect. Three new velux windows were also added for light. There is a sash window overlooking the old rose covered wall to the side of the property.

Family Bathroom - This bathroom has two large velux windows and exposed original beams. There is a bath, separate electric shower, basin and WC.

Parking - There are 4 parking spaces to the rear and side of the property and 1 at the front of the property. There is a large shed at the top the garden and another medium sized shed at the bottom of the garden.



Gardens
The Farmhouse boasts both front and rear, totally private, gardens which have had over 90 trees and bushes planted by the current owners. Meadow grass, surrounded by a picket fence, nestles at the bottom of the rear garden ensuring an abundance of birds and wildlife. A stunning hand built Cornish Granite wall has been built to protect the entire length and side of the rear garden and again ensuring total privacy. Various patios at the front and rear means the beautiful views can be enjoyed throughout the day in these 2 sunny gardens late into the evening. Even on rainy or cold days the large and stunning Victorian style verandah fitted with lighting and powerful wall mounted heaters provides comfortable outdoor space to enjoy the garden.

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 at St Austell and there are flights to London and other destinations from Newquay.

Property Information
Local Authority – Cornwall Council.

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Distances (All distances are approximate)
Newquay Airport – 23 miles, Par (mainline station) – 3.5 miles, Truro – 23 miles, Exeter – 74 miles

Freehold
Council Tax Band - G

EPC Rating - C

Services
Oil fired central heating, mains electricity, mains water and private drainage.