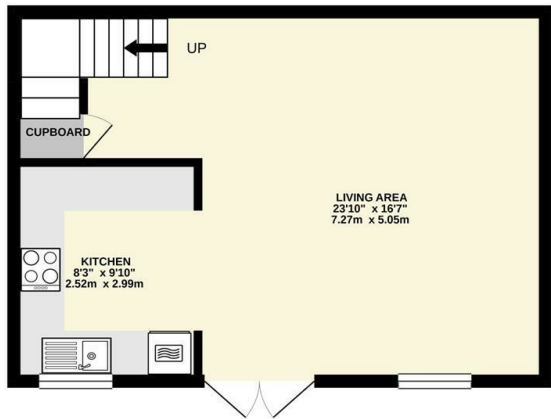


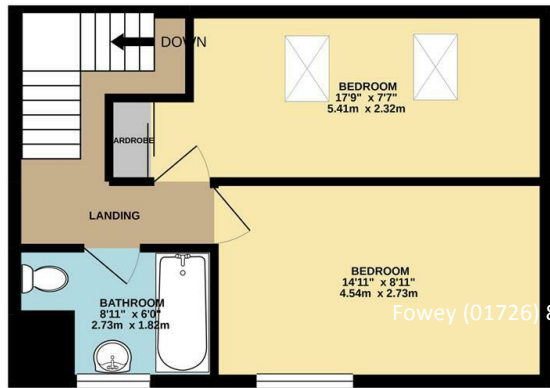


**HAYBARN COTTAGE LAWHYRE,  
FOWEY, PL23 1HG  
GUIDE PRICE £315,000**

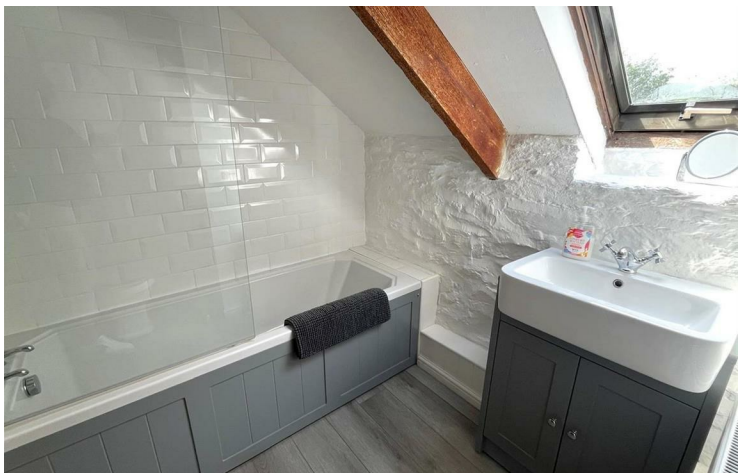
**GROUND FLOOR**  
395 sq.ft. (36.7 sq.m.) approx.



**1ST FLOOR**  
389 sq.ft. (36.1 sq.m.) approx.



**TOTAL FLOOR AREA : 784 sq.ft. (72.8 sq.m.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**A CHARMING HOLIDAY COTTAGE, FORMERLY PART OF A TRADITIONAL BARN. ENJOYING AN OUTSIDE AREA TO THE FRONT AND A PARKING SPACE. LOCATED ON THE EDGE OF TOWN WITH A SHORT WALK TO WOODLAND, THE BEACH AND COASTAL FOOTPATHS. NO ONWARD CHAIN.**

**Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS 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.



## Haybarn Cottage Lawhyre, 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.

### The Property

This attractive two bedroom property is situated in a quiet location only a 15 minute walk into the town centre with the shops, pubs, bistros and Town Quay. A walk of approximately 10 minutes along 'The Parade' leads you to the sandy beach at Readymoney Cove.

Believed to date back to the 18th Century, this lovely cottage offers cosy and enjoyable accommodation, whilst keeping the traditional feel of the original old stone building it once was. The property comes with parking and a garden area to the front. The cottage is run as a successful holiday let. Viewing is essential to appreciate this gorgeous location.



### Accommodation

- Living room full of character with exposed beams, painted walls and space for dining table and chairs.
- Modern kitchen with integrated oven and hob, ample worksurface, tiled floor
- Double Bedroom, with space for kingsize bed
- Second Bedroom, configured as a twin bed room with Velux windows
- Elegant bathroom with panelled bath and shower over.
- Front garden with lawn area and mature hedging to either side
- Designated parking for one vehicle
- Communal gardens

### AGENTS NOTE

The property is freehold and forms part of Lawhyre Management Company. The cottage contributes approximately £250,00 PA to the upkeep of communal areas. Ideal holiday let or second home, cannot be a main residence due to occupancy restriction.

### EPC RATING - E

### COUNCIL TAX - BUSINESS RATES

### 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. Tel: 01726 832299 Email: info@maywhetter.co.uk

### Local Authority

Cornwall Council