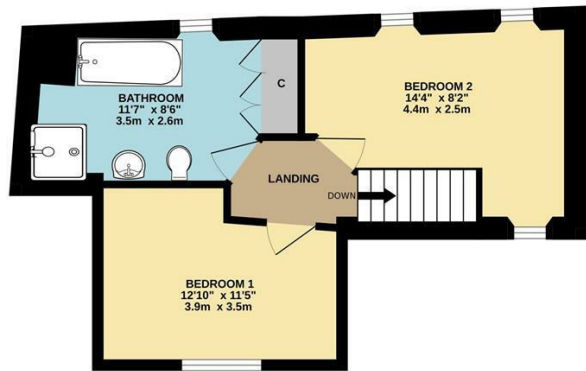




**MOTE COTTAGE LERRYIN,  
NR LOSTWITHIEL, PL22 0QB  
GUIDE PRICE £375,000**

GROUND FLOOR  
543 sq.ft. (50.4 sq.m.) approx.

1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 936 sq.ft. (87.0 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 BEAUTIFULLY PRESENTED TWO BEDROOM COTTAGE LOCATED IN THE CENTRE OF THE VILLAGE CLOSE TO BOAT LAUNCHING FACILITIES AND LOVELY RIVERSIDE WALKS. GENEROUS SIZED ACCOMMODATION, PRETTY COURTYARD AND THE ADDED BONUS OF ON SITE PARKING.**

**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.



**Mote Cottage Lerryn, Lerryn, Nr Lostwithiel, Cornwall, PL22 0QB**

**The Location**  
 Lerryn is a beautiful waterside village situated upstream from Fowey town and harbour. The village has a vibrant community including its own pub, shop, and primary school. With easy access to the river, the village and surrounding area is popular for watersports and beautiful riverside walks. Situated approximately 3 miles from the historic Stannary town of Lostwithiel, which is formerly the ancient capital of Cornwall, where there are a good range of small shops and business catering for most day to day needs, community centre/sports hall, main line railway station and golf course.

The pretty harbour town of Fowey is one of Cornwall's most historical and unspoilt sea ports renowned for it's safe deep water anchorage and sailing - a haven for sailors with sailing and yacht clubs, and regular racing during Summer months.

The larger towns of Bodmin, Liskeard and St. Austell are all under a 30 minute drive away. The nearby A30 and A38 provide access to the motorway network and Newquay Airport provides regular flights to London and various European destinations.

**The Property**  
 Located in the heart of this sought after waterside village, this lovely cottage offers spacious accommodation with delightful paved, sunny courtyard and the huge benefit of on site parking for one vehicle.

Upgraded and beautifully maintained by the current owners, 'the cottage retains much character including exposed ceiling beams and wooden doors and would suit as a main home or holiday let if desired.

With an attractive entrance room extension which leads to the courtyard, this has added an additional, attractive reception room with direct access to the pretty walled courtyard.

There is a well equipped galley style kitchen with tiled floor and a range of base and wall units with ample work surface over. A window overlooks the courtyard and a Velux allows in alot of natural light. The oil fired boiler provides hot water and central heating and there is a double oven, sink and drainer and inset dishwasher. An opening leads to a hallway with direct access to the courtyard and there are useful storage cupboards to one wall.

A downstairs shower room is accessed from a small hallway and has shower cubicle, WC, wash basin and heated towel rail, tiled floor.

There is a charming sitting room with tiled floor and wood burner set into a contemporary styled hearth. Stairs lead to the first floor and there are 3 windows to the front elevation and a further window to the side allowing in much natural light. There is ample space for a dining table and chairs to one end of the room.



The first floor landing has doors to both bedrooms and bathroom.

The principal bedroom is a generous size with window to the rear elevation with some pretty views over neighbouring gardens and a glimpse of the other side of the river. There is a Velux window and plenty of space for wardrobes and cupboards. There are 2 steps leading from the landing to the bedroom.

The second bedroom is configured as a twin room with 2 windows to the front elevation, and further window to the rear.

The spacious family bathroom has a window to the front elevation, and large built in storage cupboards to one wall. There is a panelled bath, separate shower cubicle, WC and wash basin. There are exposed beams to the ceiling and a tiled floor.

**Outside**  
 Accessed directly from the road, the parking area has a good sized space for one vehicle. There is a useful timber storage shed and the oil tank is tucked away to the side of the shed.

To the rear of the cottage there is a lovely paved, walled courtyard offering a private and sheltered area to sit and enjoy the sun and al fresco dining.

**Council Tax Band - C**

**EPC Rating - D**

**Freehold**

**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.

**Local Authority**  
 Cornwall Council

**Agents Note**  
 The property sits within a high flood risk area and purchasers are advised to make their own enquiries regarding flood insurance. The property had water ingress in October 23. Please ask for further details.