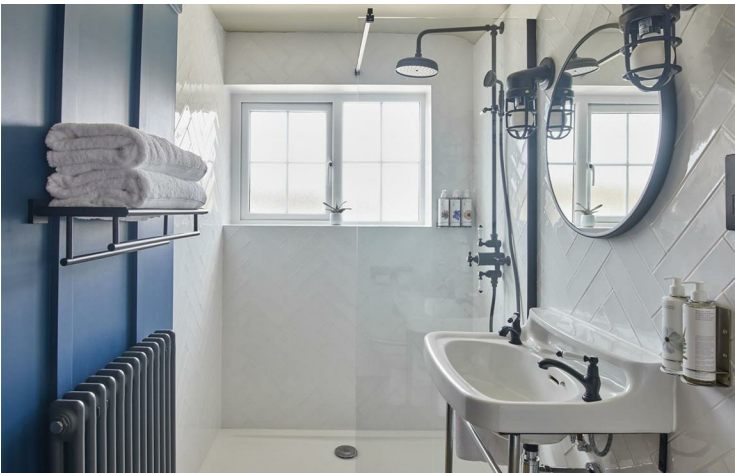
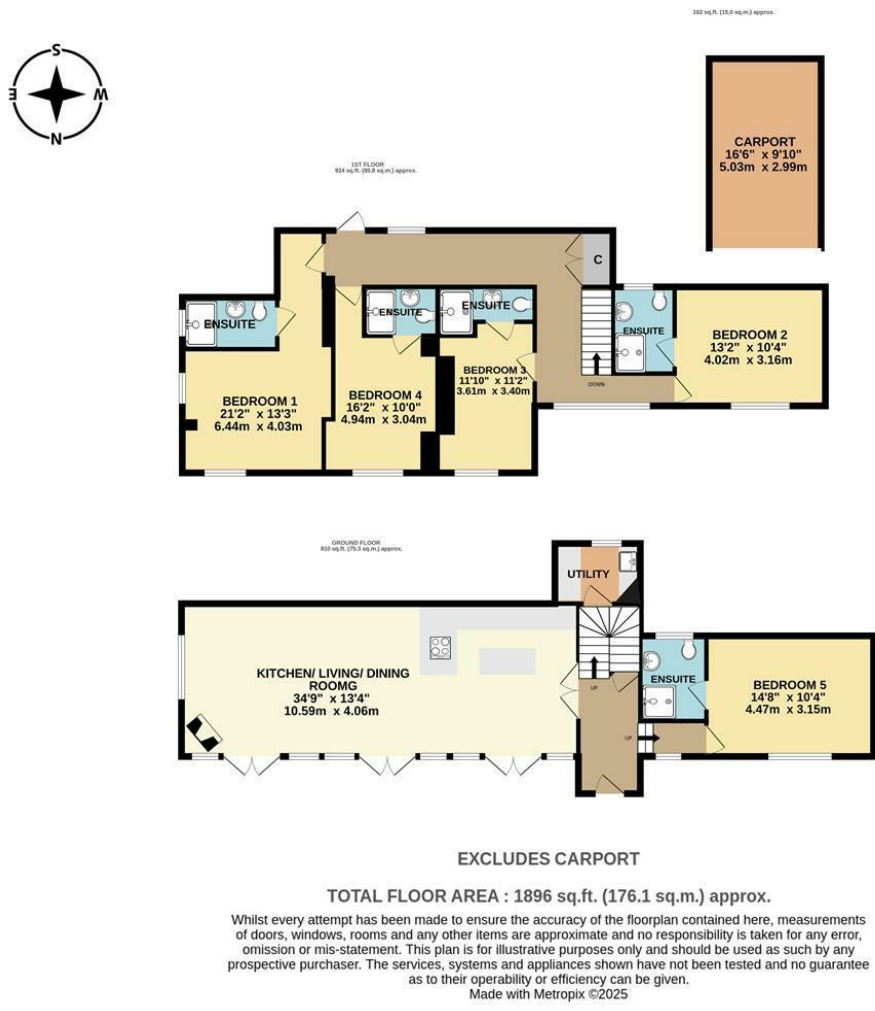




FERRY HOUSE ,
BODINNICK, PL23 1LX
GUIDE PRICE £1,250,000



A DETACHED FIVE BEDROOM HOUSE SITUATED IN AN ELEVATED POSITION WITH FABULOUS VIEWS OVER THE HARBOUR AND TOWARDS THE HARBOUR ENTRANCE. SOUTH FACING TERRACES WITH WATER VIEWS AND ON SITE PARKING FOR ONE VEHICLE. NO ONWARD CHAIN.

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Ferry House Bodinnick, PL23 1LX

The Location

The village of Bodinnick hugs the Fowey river and lies in a Conservation Area, an Area of Outstanding Natural Beauty and adjoins National Trust land. The famous and very beautiful Hall Walk, a footpath which winds its way around the estuary to Polruan, starts just a stone’s throw from the property. Bodinnick was once home to the author Daphne Du Maurier and her house Ferryside sits opposite the Old Ferry Inn, an excellent and popular local destination. A frequent car ferry runs between Bodinnick and Caffa Mill in Fowey all year round providing an easy connection over the river.

There are charming beaches close by at Readymoney, Coombe Hawne (Haven) and Polridmouth, where Du Maurier’s old beach house stands. To the other side of Bodinnick lie lovely beaches at Lantic Bay, Lantivet Bay and in many smaller coves along the coast toward Polperro. Bodinnick is perfectly situated for the beautiful cliff-top walk along the footpath to Polperro and on the other side of the River Fowey there is a lovely walk along the cliffs past Gribbin Head and on to Polkerris.

There are good road links to the motorway system via the A38/A30. Railway links to London, Paddington, can be made locally at Par, Lostwithiel and Liskeard and there are flights to London and other destinations from Newquay.

The Property

A superbly presented 5 bedroom house located in an elevated position offering impressive views over the harbour and the harbour entrance.

The property has been renovated to an exceptional level by the current owner and provides spacious contemporary accommodation over two floors with high quality fixtures and fittings.

With open plan kitchen/dining/living space, this whole area benefits from the spectacular views of the harbour and has a lovely, light and airy feel. The kitchen is well appointed with a number of integrated appliances and useful island unit incorporating sink with oak worksurface.



All 5 bedrooms have en suite facilities with the majority of the bedrooms enjoying the water views

Easily maintained outside spaces in the form of two terraces provide fabulous areas to sit out and enjoy the activities of the harbour. The property and terraces are south facing and enjoy sun all day.

Outside

The property has a large paved terrace accessed from the open plan living area via 3 sets of french doors. The terrace extends around the side of the property and offers extensive water views. A further elevated decked terrace, complete with wood fired hot tub, has lovely far reaching views - a perfect spot for watching the activities on the harbour or al fresco dining.

Accessed via the driveway, a carport offers parking for one vehicle.

The property would suit as a spacious family home, with just under 1900 sq ft of accommodation, or luxury second home and is for sale with no onward chain.

Freehold

Council Tax Band - Non Domestic

EPC Rating - F

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