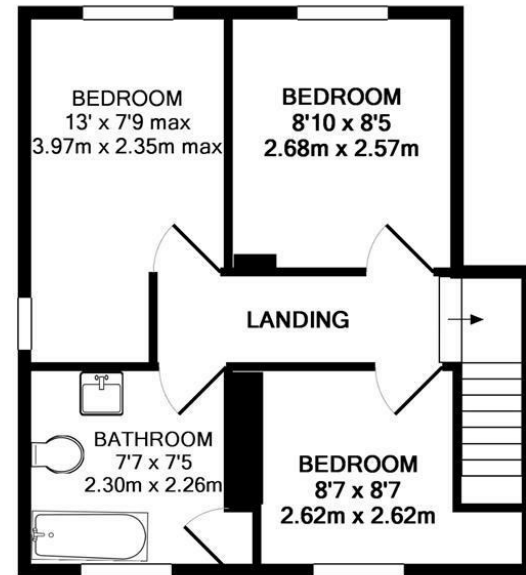
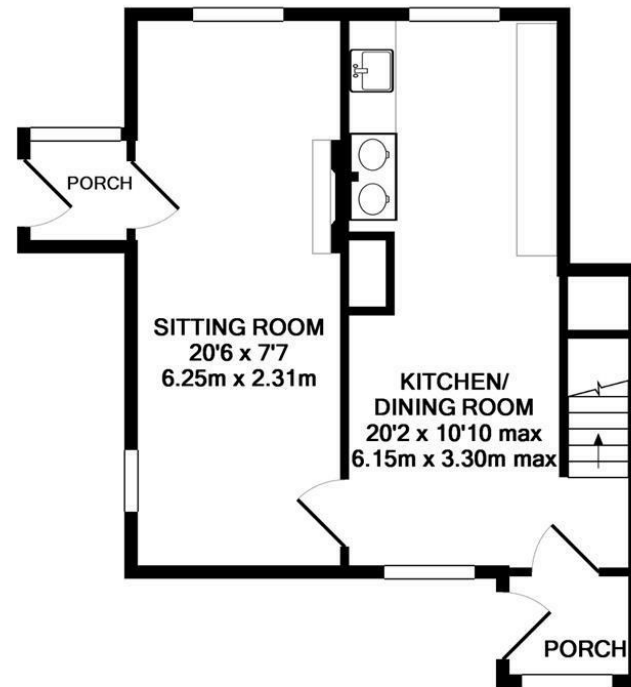




MAY WHETTER & GROSE

## RIVERVIEW COTTAGE, LANTEGLOS HIGHWAY, PL23 1ND GUIDE PRICE £300,000



TOTAL APPROX. FLOOR AREA 737 SQ.FT. (68.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 BEAUTIFUL 3 BEDROOM COTTAGE IN AN ELEVATED POSITION WITH LOVELY COUNTRYSIDE VIEWS. WELL PRESENTED ACCOMMODATION, CLOSE TO BOAT LAUNCHING FACILITIES AND COASTAL WALKS. NO ONWARD CHAIN.**

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## Riverview Cottage, Lanteglos Highway, Lanteglos by Fowey, Cornwall, PL23 1ND

### The Location

Situated approximately 1.5 miles to the East of the Fowey River , the hamlet of Highway comprises only a dozen or so properties and is in the ancient and historic parish of Lanteglos. There is an excellent network of coastal and inland walks within easy reach and very accessible for Fowey harbour with its excellent yachting facilities. The boat launching facilities at Penmarlam is approximately half a mile away and the village of Bodinnick with its small hotel/public house and ferry providing regular access to Fowey is about 1 mile away. Shopping and educational facilities are to be found in Fowey and Lostwithiel. Main line railway stations are located in Lostwithiel, Bodmin and Liskeard. There are excellent road connections to the motorway via the A38 and A30, and there are flights to London from Newquay.

The town of 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.

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.

Distances - Plymouth 34 miles, Truro 40 miles, Exeter 72 miles.

### The Property

The cottage was built circa 1830 and has been renovated to a very high standard by the current vendors during their ownership. The accommodation is well presented and offers charming and well thought out accommodation with a number of period features including wooden floors and panelled doors. The owners have installed new double glazed sash windows throughout and a new external boiler providing central heating and hot water.

The cottage has a small garden to the front to make the most of the sunny evenings, and access from both a porch to the side of the property or a further access at the rear of the cottage, again via a useful porch.



The accommodation on the ground floor incorporates a lovely light and airy sitting room, with attractive hearth and open fire along with far reaching views over countryside to the front of the property. There is a bespoke kitchen and dining room area in keeping with the character of the cottage with lovely views to the countryside, plumbing for washing machine. A door opens to the rear porch.

Stairs lead from the ground floor to the first floor landing with panelled doors opening to two double bedrooms to the front of the cottage, with panoramic countryside views. There is a further bedroom to the rear of the cottage, with window over looking the rear garden. There is a spacious family bathroom with roll top bath, WC and wash hand basin

### Outside

Parking is to front of the cottage in a large layby or on side driveway with consent from neighbour There is a small lawned garden area to the front of the cottage which catches the last of the evening sun. A pathway leads to the rear of the property with access to the rear porch.

Steps lead up to the sizeable rear garden, laid mainly to lawn and enclosed by mature hedging, creating a very private and sunny garden in which to relax. There is a stone and brick built outhouse suitable for storage of garden items.

**COUNCIL TAX BAND - B**

**EPC RATING - E**

### 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](mailto: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