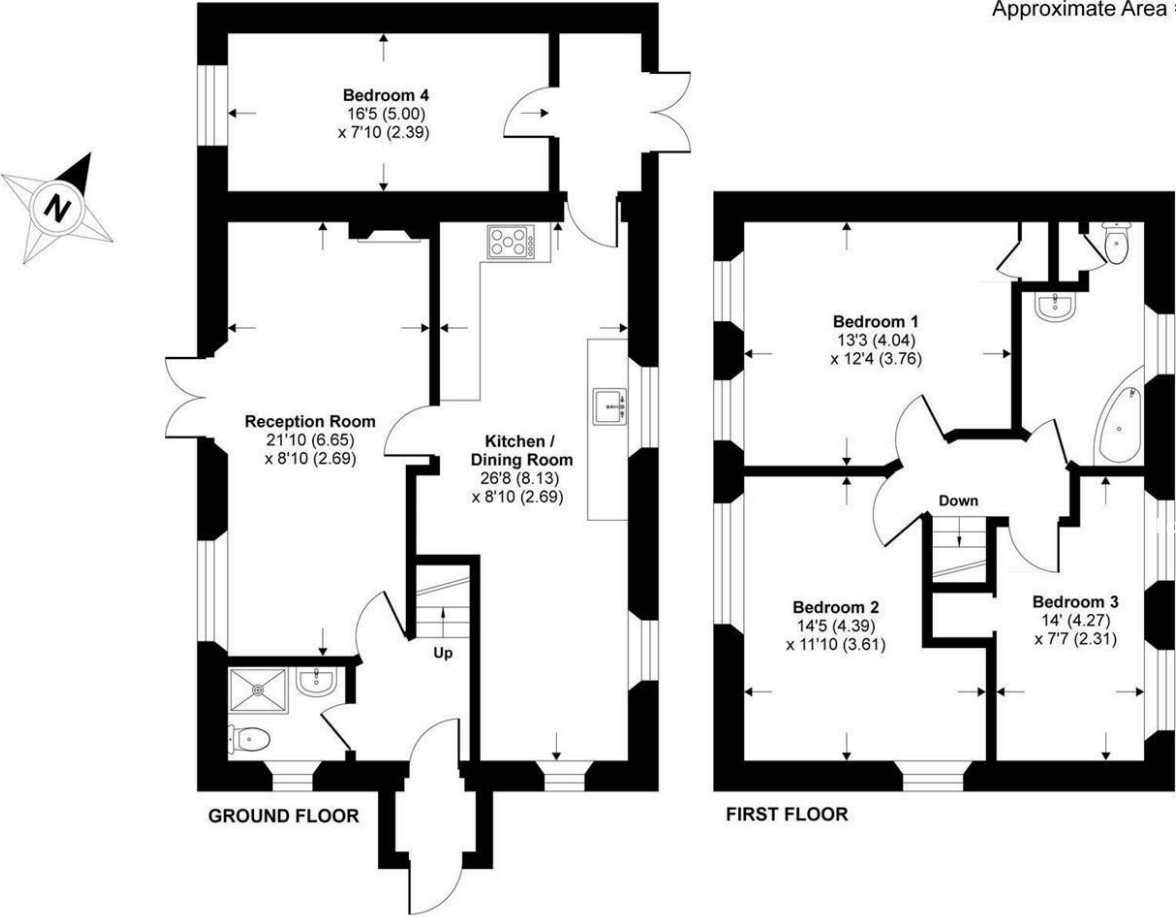




Chy Chapel, Lansallos, Looe, PL13

Approximate Area = 1305 sq ft / 121.2 sq m
For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2020.



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CHY CHAPEL, LANSALLOS,
LOOE, PL13 2PY
GUIDE PRICE £550,000



A FOUR BEDROOM, DETACHED PROPERTY BRIMMING WITH CHARACTER AND SITUATED IN A RURAL LOCATION ON THE OUTSKIRTS OF THE VILLAGE OF LANSALLOS. GORGEOUS COUNTRYSIDE VIEWS, WRAP AROUND GARDENS AND PARKING. JUST A SHORT DRIVE TO THE POPULAR LANSALLOS BEACH.





Chy Chapel, Lansallos, Looe, PL13 2PY

The Location
Chy Chapel is located in the village Lansallos, situated between Polruan and Polperro approximately 5 miles east of Fowey. The beautiful south facing cove, Lansallos Beach, is within walking distance of the property and further along you will find additional secluded, south facing coves and beaches including the popular Lantic Bay. The immediate area is surrounded by many miles of wonderful coast and countryside, much of which is in the ownership of the National Trust. Polruan and Bodinnick are just a short drive along with the popular destination that is Fowey, reached by the Bodinnick ferry.

The pretty villages Pelynt and Polperro are just a short drive from the property where you will find local amenities including pubs, restaurants, convenience stores, butchers, bus routes, post office and primary schools. The bus also drives through Lansallos to Polperro, Looe and Polruan, ect.

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

The Property
A rare opportunity to purchase a 4 bedroom detached house situated just outside the idyllic village of Lansallos, which is surrounded by National Trust lands. This lovely property was built circa 1851 and boasts charming features such as round top windows, exposed wooden beams and stone walls which have been painted. Further benefits to this family home include parking, sizeable, beautifully maintained wrap around gardens with a further garden laid to lawn and picturesque views of the countryside.

An entrance porch to the side elevation opens to a hallway with doors leading to a downstairs shower room and sitting room, stairs rise to the first floor.

The sitting room is generous in size and filled with natural light by a window and French doors, which also provides access to the gardens. This room is made characterful and cosy by painted stone walls, exposed wooden beams and a wood burner - the perfect setting for those cold winter evenings. A door opens to a sizeable, well-appointed kitchen/ dining room which has windows to the side and front elevation. A wealth of wall and base cupboards provide plenty of storage and worksurface, there is also an electric range cooker, stainless steel sink with drainer and space for an upright fridge freezer. This lovely room is made characterful by wooden beams and lintels, and practical by tiled flooring - there is also space for a dining table and chairs.

From the kitchen, a door opens to a rear porch which creates another entrance to the property - there is also storage space for coats and shoes. A further door opens to the fourth bedroom, which is a good size and has a window to the rear elevation.

The shower room, accessed from the hallway, comprises a shower cubicle, wash hand basin and wc.



On the first floor there are two double bedrooms, a single bedroom/ study and family bathroom.

Bedroom one is a good size with built in storage cupboard, two windows to the rear elevation, exposed beams, and plenty of space for wardrobes, etc.

Bedroom two is also generous in size with a window to the rear elevation and round top window to the side elevation - showcasing beautiful views of the Cornish countryside.

Bedroom three also enjoys pretty views of the fields and could also be occupied as a study.

The family bathroom comprises corner bathtub, wash hand basin and wc.

The Outside
Approached directly from the lane, a picket gate opens to the wrap around gardens and a pathway leads to the front door. The property is made private by Cornish stone walls and mature trees and shrubs.

The rear of the property is gravelled and bordered by pretty plants and there is an historical burial ground next to this part of the gardens. To the other side of the property there is a further gravelled area which is made secure by fencing. This area was traditionally the parking for the property and could continue to be used for parking as there is a five bar gate providing vehicular access and hard standing gravel. The current owner has, however, chosen to use this space to showcase beautiful plants and there are storage buildings. The front of this lovely home is laid to lawn with established plants and trees, there is a further area of garden next to the property - divided by a track owned by a neighbouring farm and giving access to the field. Chy Chapel is surrounded by countryside fields, making this property the perfect home for someone who is looking to live in a peaceful, tranquil location, however, close to the beach and a short drive to local amenities.

Freehold

Council Tax Band - D

EPC Rating - F

Local Authority

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

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