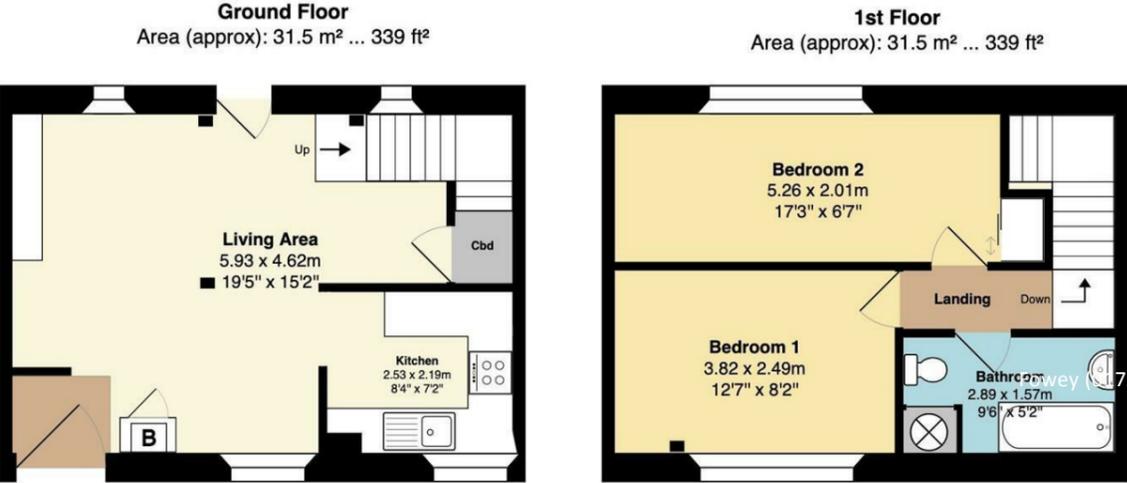




**MILL COTTAGE, LAWHYRE, POLVILLION ROAD,  
FOWEY, PL23 1HG  
GUIDE PRICE £315,000**



**Total Area: 63.1 m<sup>2</sup> ... 679 ft<sup>2</sup>**

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.



**A PRETTY MID-TERRACE COTTAGE FULL OF CHARACTER AND CHARM. 2 BEDROOMS, OPEN PLAN LIVING AREA, FRONT AND REAR GARDEN WITH ALLOCATED OFF-ROAD PARKING SPACE. HOLIDAY LET/HOME USE ONLY. SELLING CHAIN FREE!**

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**Mill Cottage, Lawhyre, Polvillion Road, Fowey, PL23 1HG**

**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.

Lawhyre is a beautiful and very popular collection of holiday homes on the edge of Fowey. A cluster of renovated holiday cottages, which were originally farm outbuildings, situated in the perfect place to relax. A public footpath leads from Lawhyre down a pretty tree-lined parade to Readymoney Cove and a stroll down to Fowey town and harbour is manageable for most. Within a short walk is a small supermarket perfect for guests and owners alike.

Lawhyre has communal areas from the entrance into the site, designated parking spaces, a clothes drying area, a bin store and a small pocket of grass/picnic area. There are eight other dwellings which use the entrance and driveway to gain access.

**ACCOMMODATION**

From the parking area, a path leads to the front door through the garden, which is mostly laid to lawn with mature shrubs.

The front door opens directly into the open-plan living area, which has a warm and welcoming feel and is full of cottage character. An ornate stone fireplace is the focal point of the sitting room, which currently houses an electric wood effect fire. There is plenty of space for a dining table and chairs. A cupboard near the front door provides storage space and is home to the gas boiler. A very useful cupboard under the stairs is great for storing away cleaning equipment. A door opens out to the rear garden terrace.

The kitchen has wall and base storage cupboards, and there is space for an under-counter fridge and washing machine. The electric cooker and electric hob are integral.



Stairs rise to the first floor, which comprises a large double bedroom with a front aspect and a twin bedroom with a rear aspect. Both bedrooms have floor-to-ceiling windows which let in plenty of light. The twin bedroom has a built-in wardrobe.

The bathroom has a bath with a shower attachment, WC and a hand wash basin.

**OUTSIDE**

The front garden is mostly laid to lawn with a mature shrub border. A path leads to the front door.

To the rear, accessed from the living area, is a raised patio sitting area - an ideal place to relax with a good book or dine outside when the weather permits.

**AGENTS NOTES**

- \* Planning permission was granted for the cottages to be used solely as holiday lets/homes.
- \* There is a restricted usage: 'The unit hereby permitted shall not be occupied by any person, family or group for a period of more than 6 weeks in any one calendar year'
- \* The property is freehold and forms part of Lawhyre Management Company.
- \* The cottage contributes approximately £250,00 PA to the upkeep of communal areas.
- \* Furniture, fixtures and fittings are available by separate negotiation.

**TENURE - FREEHOLD**

**SMALL BUSINESS RATES**

**EPC RATING - D**

**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