



GROUND FLOOR



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.
Made with Metropix ©2025



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTONS 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.

BURNBRAE LANKELLY LANE,
FOWEY, PL23 1HN
GUIDE PRICE £575,000



A DETACHED 2/3 BEDROOM BUNGALOW IN PRIVATE POSITION LOCATED OFF POPULAR LANKELLY LANE AND WITHIN WALKING DISTANCE TO THE BEACH AND COASTAL WALKS. GARDENS FRONT AND REAR, GARAGE AND PARKING FOR SEVERAL VEHICLES. VIEWS OVER NEIGHBOURING FIELDS. IN NEED OF MODERNISATION. NO ONWARD CHAIN.



Burnbrae Lankelly Lane, Fowey, PL23 1HN

The 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.

The Property

Located in a private and peaceful location, the property overlooks neighbouring fields and countryside and is accessed via a shared driveway (with neighbouring property) from Lankelly Lane.

The bungalow sits in the middle of a sizeable garden and has been a much loved home over the years. Now ready for a new owner to modernise and with scope to extend (subject to necessary permissions), the property has much to offer in a sought after location.

The accommodation comprises an entrance hall, with cupboard space and doors leading to all principal rooms.

A generous sized sitting room has a large window with views over the garden and to neighbouring countryside and stone fireplace with cast iron fire (not checked). A further reception room has been used as both a dining room more recently but could also be used as a third bedroom if required. An opening leads down a couple of steps and into a conservatory with tiled floor, views over neighbouring countryside and sliding door opening to rear patio.



The principal bedroom has built in cupboards and window overlooking the garden and countryside beyond. There is a generous sized second double bedroom with window to the front garden.

A family bathroom has a white suite comprising panelled bath, WC, wash basin and separate shower cubicle.

The kitchen has a range of base and wall units and a window looks out to the front garden and driveway. There is a range style cooker and inset dishwasher. A door opens to a useful utility room with sink and further workspace. The gas boiler is located in a cupboard and there is a further cupboard for storage. There is a window to the rear elevation and further door opens to the sizeable garage.

Outside

The property is approached via private driveway from Lankelly Lane. The driveway is shared with a neighbouring property and leads into the driveway for Burnbrae. The drive continues past the front of the property to a turning area in front of the garage. Mature hedging surrounds the front and side of the property giving a good degree of privacy and the gardens are laid mainly to lawn with borders housing some shrubs.

Pathways lead around either side of the property to the rear garden with an area of lawn and mature hedging. There is a small pond to one side of the garden and views over neighbouring countryside. An elevated terrace is accessed from the conservatory with steps leading down to the rear garden.

AGENTS NOTE

The sale is subject to grant of Probate which is awaited.

Freehold

Council Tax Band - 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

EPC Rating - D

Services

None of the services, systems or appliances at the property have been tested by the Agents.