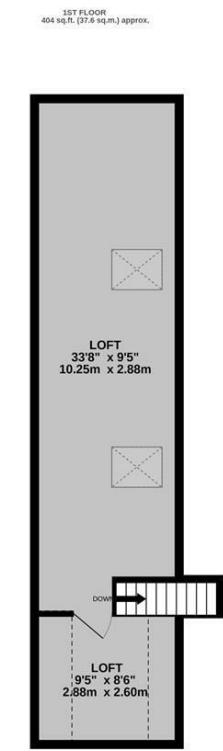
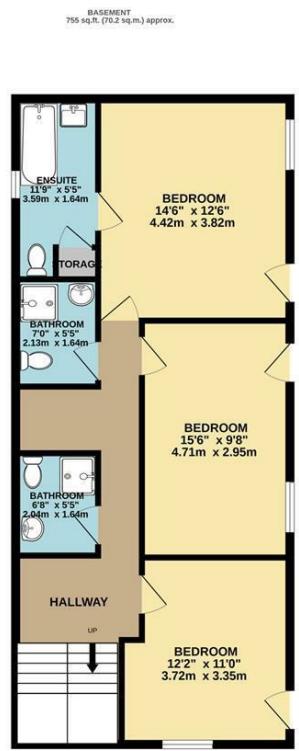


MAY WHETTER & GROSE

**COLQUITE BARN, LANTEGLOS HIGHWAY,
NR FOWEY, PL23 1ND
GUIDE PRICE £995,000**



TOTAL FLOOR AREA : 2323 sq.ft. (215.8 sq.m.) approx.

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.

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A BEAUTIFUL DETACHED 3 BEDROOM PERIOD PROPERTY WITH APPROXIMATELY 9 ACRES OF GROUNDS, PARKING AND DOUBLE GARAGE. FABULOUS VIEWS OVER NEIGHBOURING COUNTRYSIDE AND LOCATED CLOSE TO THE RIVER AND BOAT LAUNCHING FACILITIES.

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

Important Notice: MISLEADING REPRESENTATION (1990) & RECENT MISLEADING REPRESENTATION ACT 1991

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Colquite Barn, Lanteglos Highway, Lanteglos, Nr Fowey, Cornwall, PL23 1ND

The Location

Situated about 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 are 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, along with some fabulous restaurants and cafes.

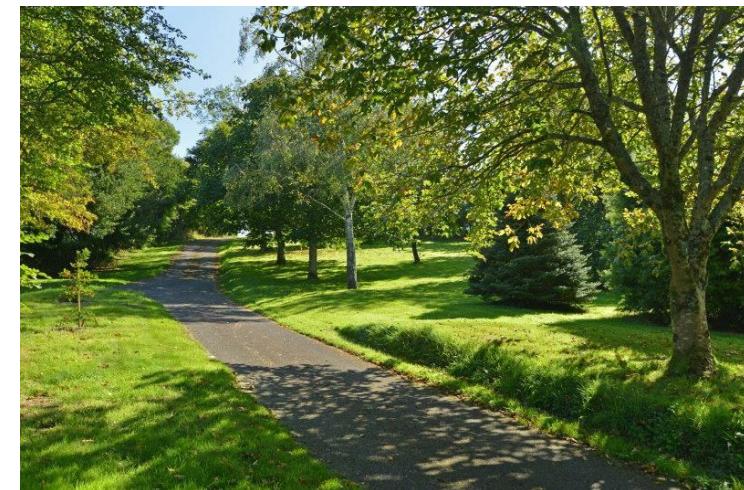
There are several excellent golf courses within easy reach, many world class gardens are to be found in the immediate area and the fascinating Eden Project with its futuristic biomes is just 5 miles to the north west.

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

The Property

The property is in a tucked away location, along with 2 other properties, offering a peaceful, rural outlook over beautiful countryside. With attractive gardens to the front and rear of the house, the views extend over the property's pastureland and to woodland owned by the property and National Trust woodland adjacent. This charming property would make an idyllic family home or small holding for someone looking for a lifestyle change.

With parking for several cars and a double garage with wood store attached, there is plenty of space for additional boat storage if required. The property has LPG central heating and private drainage.



The property benefits from reverse accommodation to make the most of the wonderful views and comprises a useful entrance porch which leads into the entrance hall. There is a spacious, bespoke farmhouse kitchen/breakfast room, with AGA, which overlooks the extensive front gardens from triple aspect windows. A door opens to a utility room and there is a separate cloakroom.

A short flight of stairs lead up to the main living area which comprises a fabulous sitting room with stunning views over countryside from dual aspect windows and a juliet balcony. A modern, contemporary styled wood burner offers warmth for winter evenings and there is a further reception room for use as either a dining room or study. There is a further area, currently used as a games/family area with access via laddered steps to an attic space, with Velux windows and extensive views across open countryside. The main living areas have an attractive wooden floor.

Stairs lead down to the lower floor with generous hallway giving access to all three double bedrooms, all with french doors leading to the rear garden and having views to the countryside. There are two shower rooms and the principal bedroom has an ensuite bathroom.

Outside

The property is accessed via a partly shared driveway from Lanteglos Highway and leads to Colquite Barn and two neighbouring properties.

The front gardens are a delight and are home to a large number of interesting trees and shrubs, including an orchard. A further garden area to the side of the property leads onto the rear garden which is laid mainly to lawn with gated access to the remaining land. There are additional paved patio areas, ideal for outdoor living.

There is a gently sloping pasture field (approx 6 acres), and separated by secure fencing from the field there is an area of woodland (approx 1.5 acres) housing extensive species of trees. The house and gardens comprise a further 1.5 acres approximately.

A footpath runs along the fence line at the bottom of the rear garden.

EPC Rating - E

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