

MAY WHETTER & GROSE

TREETOPS PONT, LANTEGLOS, PL23 1NQ GUIDE PRICE £750,000



TOTAL FLOOR AREA : 1929 sq.ft. (179.3 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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FOUND NESTLED INTO THE TREETOPS, ENJOYING A PRIVATE AND TRANQUIL SETTING IS THIS SPACIOUS, DETACHED 5 BEDROOM, 4 BATHROOM PROPERTY. WITH OFF ROAD PARKING FOR AT LEAST THREE CARS AND A SHORT DRIVE FROM THE HISTORIC TOWNS OF FOWEY AND POLRUAN. CURRENTLY A VERY SUCCESSFUL HOLIDAY LET.

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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Treetops Pont, Lanteglos, Cornwall, PL23 1NQ

LOCATION

Nestled into the treetops this aptly named home is set in a tranquil and private location within a very short stroll of Pont Creek. From here, walkers can pick up the estuary trail of the famous Hall Walk to either the idyllic harbour town of Polruan or Bodinnick with the famous Ferry Inn and Ferryside (the former home of Daphne Du Maurier). If you have exploring in mind then a short car ferry trip across the Fowey Estuary takes you to the beautiful historic harbour town of Fowey which has an eclectic mix of shops, cafes, restaurants and pubs. Treetops is in a fabulous location to explore all the Cornish attractions and gems whilst returning to a peaceful hidden haven.

THE PROPERTY

From the raised decking area a door opens into a welcoming entrance hall which then leads into the kitchen/dining/living area. The beautiful solid oak units provide plenty of storage whilst accommodating a built-in microwave, double oven, electric hob, dishwasher, wine chiller and there is space for an American fridge freezer. The kitchen flows into the dining area and from here into the glass roofed conservatory. This is the ideal place to enjoy the peace and serenity looking out over the tree canopies towards Pont and onto the outside decking area.

From the entrance hall, a door gives access to the rear of the property and steps lead up to the top floor which accommodates: a snug/study with en-suite shower room, a twin bedroom with family bathroom located opposite, a dual aspect double bedroom with a second bathroom opposite equipped with free standing bath, separate shower and his or her basin. The double bedroom looks over towards Pont and is cleverly designed with dressing and storage area behind the bed.

Stairs lead down from the landing with doors to a bathroom with freestanding bath and separate shower, a double bedroom mirroring the one above, a twin bedroom to the rear and a customised bunk room. There is also a door to the boiler and at the other end of the hallway a door leading out to the front decking.



The property boasts a separate utility room with doggy shower and plenty of storage space for kayaks and river paraphernalia.

Treetops has double glazing throughout, underfloor heating, LPG gas, mains electric and septic tank.

OUTSIDE

A driveway and carport gives space for three cars. From here steps lead up to the front garden (mostly gravel and flower beds) with further steps leading up to the main decked seating area. Underneath the decking there are various storage areas and this also houses the gas tank. A path leads around the entire property with further decking areas and platforms.

AGENTS NOTES

Whilst the property has various areas of decking some do require attention and are at present out of use.

Property has been a successful holiday let welcoming family and pets during the periods when the owners have been based abroad. It is currently let and this does mean we are limited to viewing times. Please contact us and we will liaise with the letting company.

EPC RATING F

Due to government guidelines, a property with an EPC rating of below an E cannot be let on a shorthold tenancy. This might impact on buyers needing a buy to let mortgage. Please consult your lender.

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