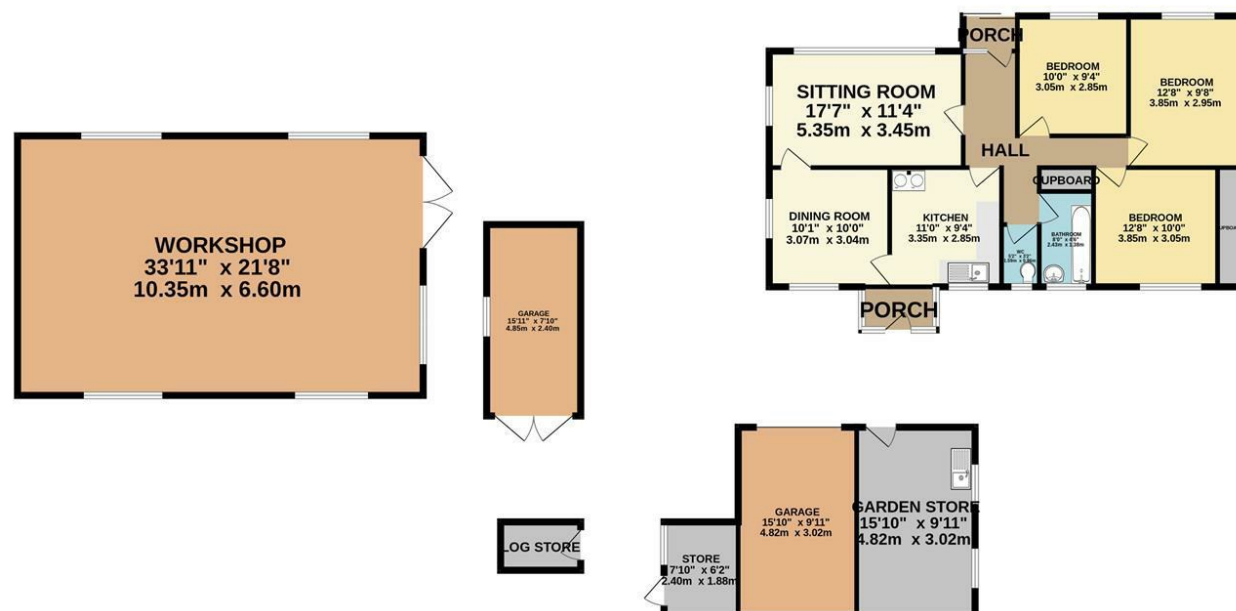


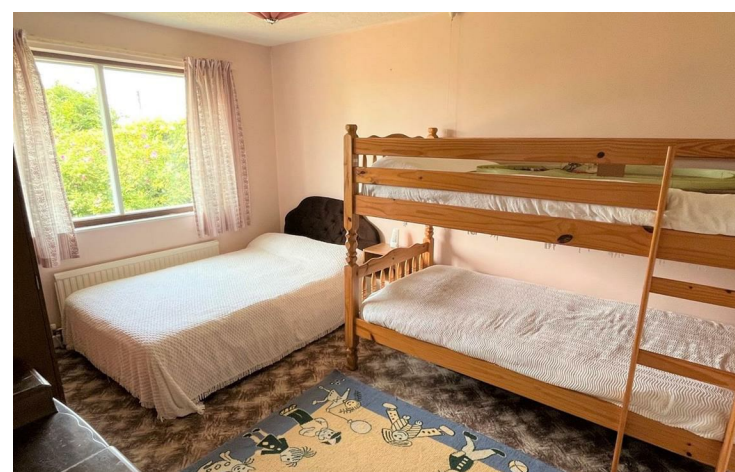
GROUND FLOOR  
2127 sq.ft. (197.6 sq.m.) approx.



TOTAL FLOOR AREA : 2127 sq.ft. (197.6 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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MOORLAND VIEW, LANTEGLOS HIGHWAY,  
NR FOWEY, PL23 1ND  
GUIDE PRICE £375,000



**A DETACHED 3 BEDROOM BUNGALOW OCCUPYING A GENEROUS PLOT WITH SUBSTANTIAL OUTBUILDINGS, INCLUDING DETACHED WORKSHOP, AND GARDENS FRONT AND REAR. 0.4 ACRES.**

**Important Notice** MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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Moorland View, 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 is 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.

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**

Positioned in a tucked away location, the property offers opportunity to renovate or redevelop part of the site (subject to necessary planning permissions). Accessed from a lane from Lanteglos Highway, the property sits towards the back of the plot with the majority of gardens to the front and store room, garage and utility to the rear. Further along the lane there is an area of ground with a substantial detached workshop - formerly an agricultural engineering workshop, which offers huge potential subject to necessary consents.

Built in 1983 the property has some lovely views from the gardens, sitting room and bedrooms, towards St Veep and surrounding countryside. There are also lovely views from the area of ground housing the workshop and further wooden storage barn.

[www.maywhetter.co.uk](http://www.maywhetter.co.uk)



The accommodation is as follows:

Entrance porch opening to a hall, with doors to most other rooms. The sitting room is of a generous size with lovely views to countryside, feature fireplace. A door opens to the dining room, with windows to rear and side aspect.

The kitchen is accessed from both the dining room and hallway and has a range of base and wall units with work surface over, solid fuel Rayburn which heats the raditators. A door opens to rear porch.

There are 3 double bedrooms, 2 of which are located to the front of the property with views to gardens and countryside beyond. The largest bedroom is located to the rear with range of built in cupboards and window overlooking the rear garden.

There is a bathroom with panelled bath and mixer shower tap, pedestal wash hand basin.

A separate cloakroom has a WC with wash hand basin.

**Outside**

Occupying just under half an acre, the property has gardens to the front, laid mainly to lawn with mature hedging and shrubs. There are wonderful views to neighbouring countryside from here. To the rear of the property there are a range of detached outbuildings and a raised area of garden, laid mainly to lawn and enclosed by mature hedging. With vehicular access further along the lane, there is a substantial workshop and timber shed. These buildings offer the opportunity to be used for a multitude of uses, subject to necessary permissions.

**EPC Rating - F**

**Council Tax Band - D**

**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](mailto:info@maywhetter.co.uk)

**Services**

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

**(01726) 832299**