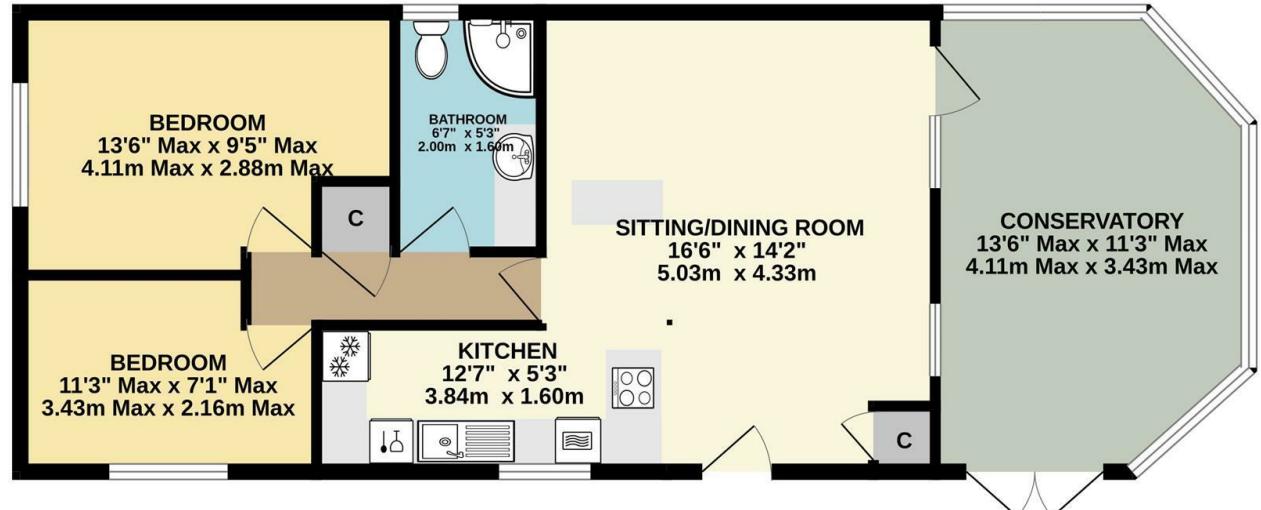


GROUND FLOOR
714 sq.ft. (66.3 sq.m.) approx.



A TWO BEDROOM, RECENTLY REFURBISHED, DETACHED COTTAGE ON THE POPULAR LAWHYRE ESTATE, SITUATED ON THE EDGE OF FOWEY TOWN. LARGE CONSERVATORY, GARDEN, OFF ROAD PARKING CLOSE TO WOODLAND WALKS WHICH LEAD TO THE BEACH, COMMUNAL PLAY AREA. SELLING CHAIN FREE!



Byre Cottage, Lawhyre, Polvillion Road, Fowey, Cornwall, PL23 1HG

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 group of renovated barns and out buildings converted into traditional holiday let/residential cottages. They share a driveway and children's play park with access to St Catherines Parade, a woodland walk which leading down to Ready Money Cove. Byre cottage is at the entrance to the barns and is detached.

The Property

A warm and welcoming two bedroom detached cottage which has been thoughtfully refurbished by the current owner. Light and bright, even on a dull day, this charming cottage has maintained its character whilst boasting a smart new kitchen, shower room, radiators, lighting and flooring throughout.

The living area has a beautiful feature stone wall with decorative fire place. The cleverly designed, newly fitted shaker styled galley kitchen has plenty of workspace, base and wall units whilst having an integral fridge freezer, washing machine, dishwasher and electric oven and hob.

A door opens into a large conservatory which adds another dimension to this cottage and is a real selling point. Doors from the conservatory open into the garden.



A hallway leads to two bedrooms and a newly fitted shower room with shower cubicle, wash hand basin with vanity units, WC and heated towel rail.

The principal bedroom is generous in size with a smaller double which looks over the front garden.

Fully double glazed, gas centrally heated with part boarded and well insulated loft space.

OUTSIDE

The cottage has its own garden laid to lawn with mature shrubs and benefits from off road designated parking for two cars if parked in tandem.

AGENTS NOTES

Byre can be a holiday let, second home or main home.

The Service Charge for the communal areas is approximately £50 per annum.

EPC RATING D

COUNCIL TAX BAND

D appealed to B

FREEHOLD

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

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.