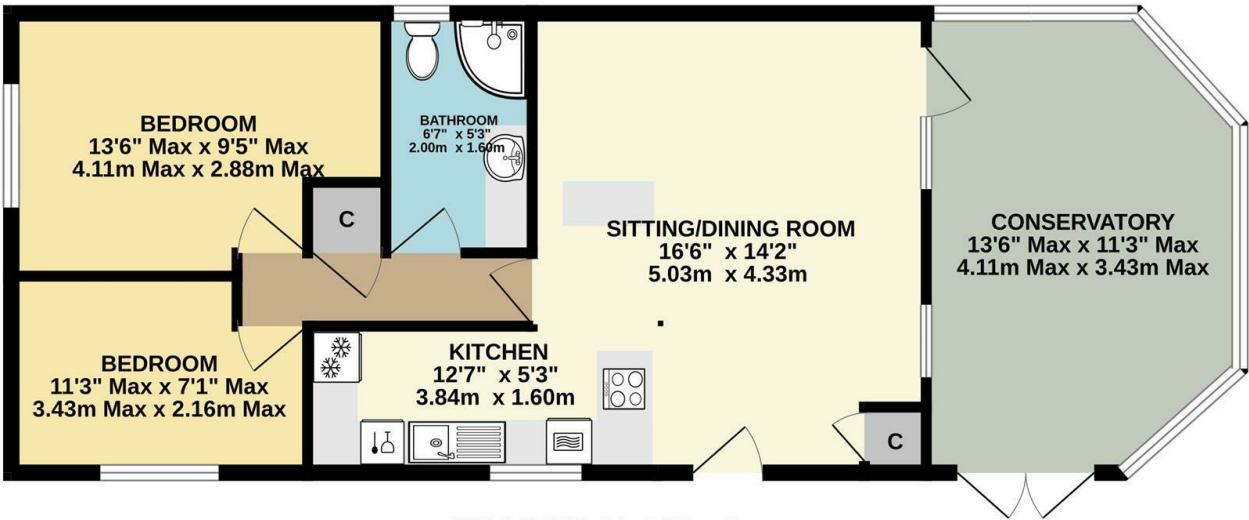


MAY WHETTER & GROSE

BYRE COTTAGE, LAWHYRE,
FOWEY, PL23 1HG
GUIDE PRICE £325,000

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



TOTAL FLOOR AREA : 714 sq.ft. (66.3 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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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!

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS 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.



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.