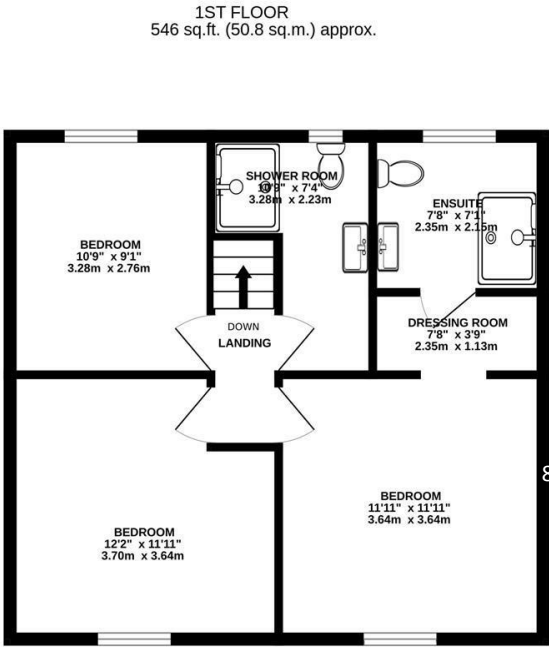
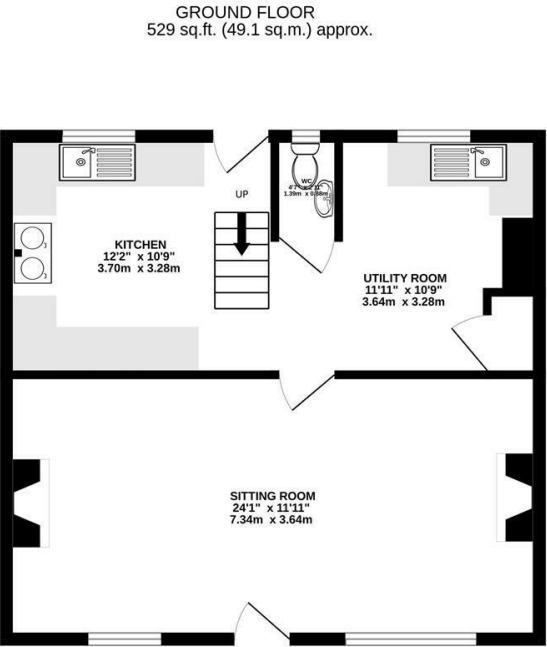




3 FORE STREET,
LERRYN, PL22 0PT
ASKING PRICE £475,000



TOTAL FLOOR AREA : 1075 sq.ft. (99.9 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, STYLISH AND FULLY RENOVATED 3 BEDROOM COTTAGE LOCATED IN THE HEART OF THIS SOUGHT AFTER WATERSIDE VILLAGE. REFURBISHED WITH GREAT ATTENTION TO DETAIL, THIS LOVELY PROPERTY WOULD SUIT AS A MAIN HOME OR LUXURY SECOND HOME.

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.



3 Fore Street, Lerryn, Cornwall, PL22 0PT

The Location
Lerryn is a beautiful waterside village situated upstream from Fowey town and harbour. The village has its own pub, shop, sub post office and primary school and is approximately 3 miles from the historic Stannary town of Lostwithiel. Formerly the ancient capital of Cornwall, Lostwithiel has a good range of small shops and business catering for most day to day needs, community centre/sports hall, main line railway station and golf course.

The pretty harbour town of Fowey is one of Cornwall's most historical and unspoilt sea ports renowned for it's safe deep water anchorage and sailing - a haven for sailors with sailing and yacht clubs, and regular racing during Summer months.

The larger towns of Bodmin, Liskeard and St. Austell are all under a 30 minute drive away. The nearby A30 and A38 provide access to the motorway network and Newquay Airport provides regular flights to London and various European destinations.

The Property
This gorgeous property has been lovingly and sympathetically renovated to provide a beautiful 3 bedroom property, just a stones throw from the water. Whilst retaining some original features, the owner has added some lovely additional features such as wooden lintels over windows, slate window cills and oak doors.

The contemporary styled accommodation is arranged over two floors with a spacious open plan living room/dining room area and further kitchen/breakfast room, along with utility area and cloakroom.

The property is currently a main home but would work equally well as a lovely second home or successful holiday let.

The front door, with attractive storm canopy, opens to the delightful open plan living space with combined sitting room and dining area. With two windows to the front of the property, this lovely area retains some original features with attractive stone fireplace housing a multi fuel stove set on slate hearth. There is a beautiful Mandarin Stone tiled floor and electric panel heaters. The dining area has plenty of space for dining table and chairs and there is an attractive exposed stone fireplace.

A door leads through to the stunning bespoke and well appointed kitchen and utility area. With Mandarin Stone flooring throughout, the kitchen offers a range of base units with Silestone granite work surface over. A Belfast sink and drainer over looks the rear courtyard and integrated white goods include dishwasher and fridge. Exposed stonework to the chimney breast with timber mantle above offers space for a cooker. Stairs lead to the first floor and door opens to the rear courtyard.

The spacious and very useful utility area has a further range of built in cupboards, including a pantry cupboard and further cupboard housing the pressurised water tank. There is further space for washing machine, fridge and freezer.

A door opens to a stylish cloakroom with WC and wash hand basin.



Stairs lead to the first floor landing, where doors open to all rooms.

The principal bedroom has a window to the front elevation and is a spacious and delightful space with an opening to a dressing room area with hanging space and bespoke shelving. A door opens to the stylish en suite shower room with large walk in shower and double size sink with large cupboard underneath. WC. Chrome wall mounted towel rail, attractive wooden flooring and window providing natural light to the rear elevation.

There is a further generous sized double bedroom with window to the front elevation and another double room to the rear, currently configured as a twin bedroom.

A family shower room has large shower, with WC and wash basin. Window to the rear offers natural light. Chrome wall mounted towel rail. and attractive wooden floor

Outside
To the rear of the property there is a beautifully finished courtyard with granite cobbles. The area is enclosed by walling and offers an attractive space for al fresco dining and it provides a real suntrap. A timber gate provides access past neighbouring cottages to Piggy Lane and there is an infrequently used right of access across the courtyard, for the owner of Prynns House (next door).

Agents Note
The property benefits from solar panels to the rear of the roof which provide an income (increasing by RPI) until 2036. Please ask for further information.

Council Tax Band - B

EPC Rating - C

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

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

Local Authority
Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR