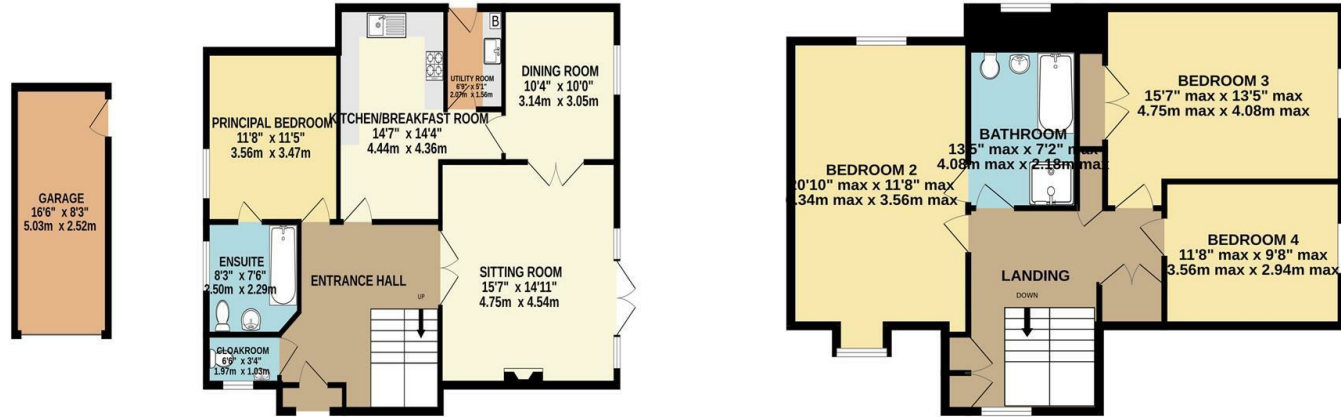


MAY WHETTER & GROSE

**3 LANKELLY CLOSE,
FOWEY, PL23 1HJ
OFFERS OVER £625,000**

GROUND FLOOR
1038 sq.ft. (96.5 sq.m.) approx.

1ST FLOOR
783 sq.ft. (72.8 sq.m.) approx.



TOTAL FLOOR AREA : 1822 sq.ft. (169.2 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 SPACIOUS DETACHED 4 BEDROOM HOUSE SET IN A PRIVATE LOCATION WITH PRETTY GARDENS, GARAGE AND PARKING ** CHAIN FREE, VACANT POSSESSION**

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 Lankelly Close, Fowey, Cornwall, PL23 1HJ

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.

LOCATION
Lankelly Close is a small private, tucked away cul de sac on the edge of the Fowey. A 20 minute walk will take you into the heart for the town and harbour and a 10 minute walk to local schools, post office, convenience shop and recreation fields. Opposite the Close is access to the Parade, a beautiful woodland walk down to Readymoney Cove.

THE PROPERTY
From an open porch, the front door leads into a spacious light and airy entrance hall with an open staircase rising to the first floor.

The ground floor comprises of a cloakroom, double bedroom with en suite bathroom, kitchen/breakfast room, utility room, dining room and sitting room.

The sitting room has french doors which open out into the pretty and private rear garden, fabulous for those hot summers days. A gas, coal effect fire with attractive wooden surround, make cooler evenings warm and cosy and provide a focal point to the room.

Glass french doors open to link to the dining room which can also be accessed from the kitchen.

The kitchen/breakfast room has ample worktops, wall and base units and includes an integral oven and gas hob. The ceiling is part vaulted with a velux window letting in extra light making for a lovely room to cook and start the day in.



Off the kitchen is a useful utility room which has a worktop, base unit, sink and space for a washing machine and tumble dryer. The boiler is located here and there is access to the rear of garden.

A generous ground floor bedroom with en suite bathroom gives this property flexibility, being suitable for someone with mobility issues or a guest bedroom.

The first floor comprises of two generous double bedrooms. The bedroom currently being used as a twin, has built-in storage cupboards. Both bedrooms, due to the angle of the roof, have slightly restricted head height. The third small double could be used as an office/study if required. The family Jack and Jill bathroom has a bath, separate shower cubicle, WC and hand wash basin. The landing offers three useful storage cupboards.

OUTSIDE
The property has level and very accessible gardens. To the front is a lawned area with mature borders and shrubs, a single garage, a gravelled area suitable for extra parking and a greenhouse. The rear garden is lawned with mature shrubs and borders and a patio area, ideal for outside dining or relaxing.

EPC - C
COUNCIL TAX BAND - E
TENURE FREEHOLD
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

AGENTS NOTES
Probate has been applied but not granted.