



GROUND FLOOR



THE SHIPPEN, LAWHYRE.

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**THE SHIPPEN LAWHYRE HOLIDAY COTTAGES,
FOWEY, PL23 1HG
PRICE GUIDE £295,000**



A DELIGHTFUL TWO BEDROOM DETACHED COTTAGE IN THE VERY POPULAR LAWHYRE ESTATE. DESIGNATED PARKING SPACE, SITTING OUT AREA AND ACCESS TO WOODLAND WALKS DOWN TO THE BEACH. CURRENTLY A SUCCESSFUL HOLIDAY LET, **SELLING CHAIN FREE**



The Shippen Lawhyre Holiday Cottages, Polvillion Road, Fowey, 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.

LOCATION
Lawhyre is a group of renovated barns and out buildings converted into traditional holiday let/residential cottages. A path from Lawhyre, gives access to St Catherines Parade, a woodland walk which leads down to Ready Money Cove. Shippen is tucked away at the far end of the cottages with glorious views over the fields and countryside.

A well presented, picture postcard, detached two bedroom cottage set in the Lawhyre estate.

This quaint cottage has an open plan living room with feature stone wall and decorative fireplace, space for a dining table and a well equipped Shaker styled kitchen.

The kitchen comprises of integral dishwasher, electric oven and hob, a washing machine and upright fridge freezer.

A door from the living room leads out to a gravelled sitting out area. This is a perfect place to sit, unwind, equally a great outside social space made for al fresco dining!



A hallway gives access to a storage cupboard, bathroom and double bedroom.

The Bathroom comprises of a bath with shower over, wash hand basin and WC.

Both bedrooms are adjoining, the twin room looking out to a second gravelled garden.

AGENTS NOTES
The Shippen is currently a successful holiday let
All contents are included in the sale except some personal items.
The small development shares a communal driveway, bin store, washing line area and a children's play park.
The Service Charge for the communal areas is approximately £50 per annum.

COUNCIL TAX BAND
BUSINESS RATES
EPC RATING - D
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