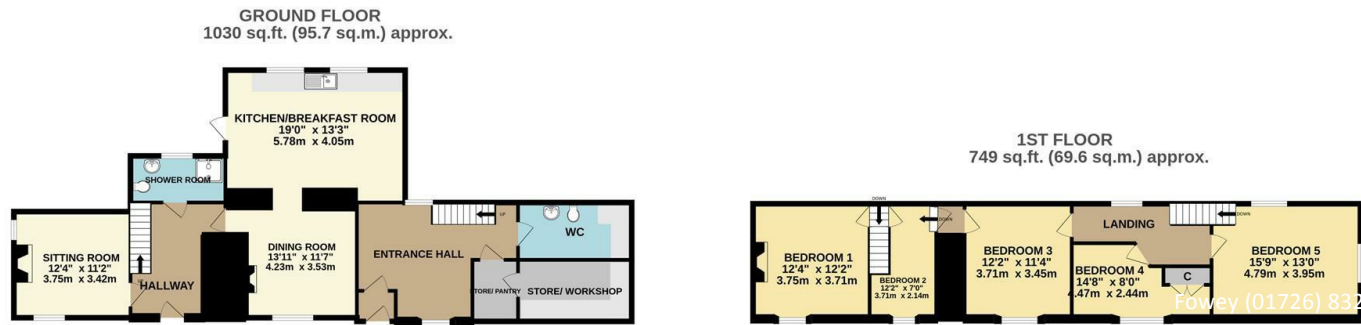




**YONDER COTT ,  
LERRYN, LOSTWITHIEL, PL22 0QQ  
GUIDE PRICE £550,000**



**TOTAL FLOOR AREA : 1779 sq.ft. (165.3 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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**UNIQUE OPPORTUNITY TO PURCHASE A GRADE II LISTED PROPERTY IN NEED OF RENOVATION. LOCATED IN THE CENTRE OF THIS SOUGHT AFTER WATERSIDE VILLAGE, THE PROPERTY HAS VIEWS TO THE RIVER AND COUNTRYSIDE BEYOND. PLEASE ASK FOR FURTHER DETAILS. GUIDE PRICE £550,000 - £600,000.**

**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.



## Yonder Cott Lerryn, Lostwithiel, PL22 0QQ

### 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 its 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

The property offers huge potential for redevelopment, subject to the necessary consents, and is situated close to the river and iconic stepping stones, in the heart of the village.

Under ownership of the same family for a number of years. there is now an opportunity for a new owner to put their mark on the house and grounds.

Believed to have originally been at least 2 cottages, the property offers spacious accommodation over 2 floors. The grounds are extensive and enclosed by hedging with a number of mature trees and shrubs. Both the garden and house have views to the river, village and countryside beyond.



The property is accessed directly from Brandy Lane and a timber gate provides additional access to the south facing garden with the ability to provide plenty of parking within the grounds.

### Accommodation

The main front door opens to an entrance hallway with slate floor and stairs rise to the first floor. An opening leads to a dining room with door to a large kitchen/breakfast room with windows to the gardens and door leading to the rear patio.

From the dining room, a door leads to a further hallway with a second staircase leading to the first floor. There is a sitting room with window to the front elevation and side elevation with views to the garden. There is also a wet room with WC and wash basin accessed from the hallway. There is a further cloakroom and extensive storage area located to one end of the house.

Two staircases lead to the first floor where there are 5 bedrooms in total, 4 doubles and 1 single bedroom.

### Outside

The grounds lie predominantly to the south and west of the property and are enclosed by mature hedging and fencing. Laid mainly to grass, there are a number of mature trees, such as magnolias, oak and camelias. Located near the top end of the grounds there is an area with greenhouse and a stone outbuilding is located to the western boundary.

### EPC Rating - F

### Council Tax Band - D

### Viewing

Strictly by appointment with 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.