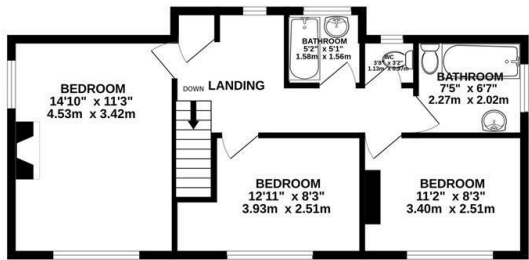
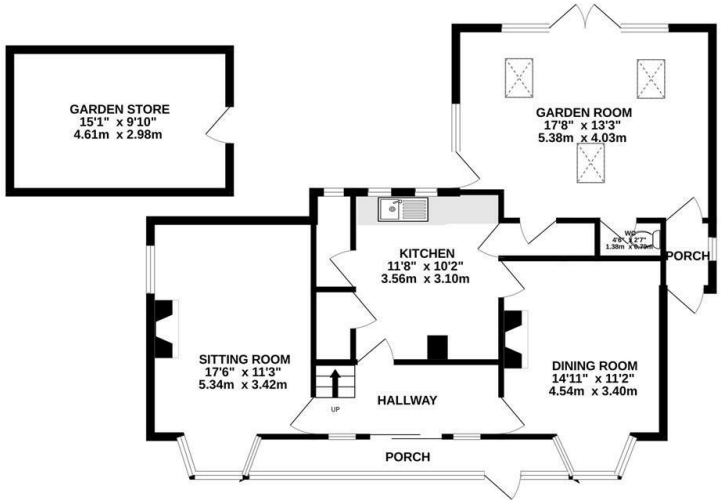




**TREWARTHENICK,  
BODINNICK, NR FOWEY, PL23 1LX  
ASKING PRICE £650,000**

GROUND FLOOR  
1005 sq.ft. (93.4 sq.m.) approx.

1ST FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 1543 sq.ft. (143.4 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 DETACHED 3 BEDROOM PERIOD PROPERTY SITUATED IN AN ELEVATED POSITION IN THE VILLAGE, WITH LARGE GARDENS AND PARKING SPACE FOR 2 VEHICLES. THERE IS PLANNING PERMISSION FOR A DOUBLE GARAGE AND LAYBY (APPLICATION NUMBER PA16/07342)**

**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.





## Trewarthenick Bodinnick, Nr Fowey, Cornwall, PL23 1LX

### The Location

The village of Bodinnick hugs the Fowey river and lies in a Conservation Area, an Area of Outstanding Natural Beauty and adjoins National Trust land. The famous and very beautiful Hall Walk, a footpath which winds its way around the estuary to Polruan, starts just a stone's throw from the property. Bodinnick was once home to the author Daphne Du Maurier and her house Ferryside sits opposite the Old Ferry Inn, which is over 400 years old. A frequent car ferry runs between Bodinnick and Caffa Mill in Fowey all year round providing an easy connection over the river.

There are charming beaches close by at Readymoney, Coombe Hawne (Haven) and Polridmouth, where Du Maurier's old beach house stands. To the other side of Bodinnick lie lovely beaches at Lantic Bay, Lantivet Bay and in a number of smaller coves along the coast toward Polperro. Bodinnick is perfectly situated for the beautiful cliff-top walk along the footpath to Polperro and on the other side of the River Fowey there is a lovely walk along the cliffs past Gribbin Head and on to Polkerris.

For the boat owner, Penmarlam (operated by Fowey Harbour Commissioners) is a short walk from the house, providing excellent public access to the sailing waters of the Fowey River, harbour and the open sea.

There are good road links to the motorway system via the A38/A30. Railway links to London, Paddington, can be made locally at Lostwithiel and Liskeard and there are flights to London and other destinations from Newquay and Exeter.

### The Property

A detached period residence, tucked off the road in an elevated position with large gardens to both front and rear. There is space to park at the front of the grounds off the road and a pathway leads up the side of the front garden to the house. The property has been in the same ownership for over 30 years and a prospective purchaser will want to modernise and put their own stamp on the house and grounds.

The property dates circa 1930 and retains a number of original features with accommodation arranged over 2 floors. With the exception of an additional front porch and more recent extension to the rear to create a large garden room, the property is in its original layout.

The front porch is glazed and useful for storage of boots and coats. The original front door opens to an entrance hall, with wooden floor and stairs lead to the first floor. A door opens to the generous sized sitting room, with attractive bay window to the front elevation and window to the side elevation with views over a neighbouring field. An open fire is housed in cast iron grate with timber mantle.

The property has gardens to front and rear. A pathway leads up the side of the front garden, which is laid out over a number of terraces with mature hedging to both sides and a large magnolia tree. A pathway leads around the side of the house to the rear garden.



Accessed from the garden room, the rear garden has a paved patio with steps leading to the main body of the garden. Completely enclosed by mature hedging, and very private, the gardens attract sun all day. There is a timber garden shed for storage and a larger shed, positioned closer to the house, which is used as additional storage for garden items.

From the entrance hall a door leads to the kitchen with window to rear elevation looking out to the garden. There is a pantry and further storage cupboard and a range of base units.

Also accessed from the entrance hall, a door opens to the dining room, with bay window to the front elevation, wooden floor and open fire in hearth. A door opens to the kitchen.

A recent extension has been built to the rear of the property which includes a large garden room, with double doors opening to a patio and further door to the side, opening onto a pathway leading to the garden. From this room there is access to a cloakroom and hall with external door, which gives this room a completely separate access from the front of the property.

Stairs lead to the first floor landing with doors to all other rooms. Hatch to loft with ladder.

The largest of the rooms on the first floor is currently used as a study with bay window to the front and further side window. There is a fireplace to one wall and wooden flooring.

There are two further bedrooms, both with windows to the front elevation, and both with wooden floors.

There are two bathrooms and a further separate WC.

### Outside

The property has gardens to front and rear. A pathway leads up the side of the front garden, which is laid out over a number of terraces with mature hedging to both sides and a large magnolia tree. A pathway leads around the side of the house to the rear garden.

Accessed from the garden room, the rear garden has a paved patio with steps leading to the main body of the garden. Completely enclosed by mature hedging, and very private, the gardens attract sun all day. There is a timber garden shed for storage and a larger shed, positioned closer to the house, which is used as additional storage for garden items.

There is a well located in the rear garden which has been previously approved for private use. Pump in pipework would need to be installed.

**EPC Rating - F**

**Council Tax Band - F**

### 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