



**MORLADRON ,  
LERRYN, PL22 0QQ  
GUIDE PRICE £1,250,000**



**TOTAL FLOOR AREA : 1473 sq.ft. (136.9 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 4 BEDROOM HOME WITH IMMACULATEDLY PRESENTED ACCOMMODATION IN CONTEMPORARY STYLE WITH LOVELY VIEWS TO THE RIVER AND ACROSS THE VILLAGE. PRETTY GARDENS TO THE FRONT AND REAR WITH RIVER VIEWS AND PARKING FOR 2 VEHICLES.**

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**Morladron Lerryn, Cornwall, 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 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**  
 Located on the St Winnow side of the village, the property has wonderful views from the majority of the rooms, overlooking the river and pretty village of Lerryn.

Extensively upgraded and extended by the current owners, the accommodation is beautifully presented with a sympathetic and contemporary style.  
 The open plan living area on the first floor offers spacious and light areas with engineered oak flooring in both the sitting room and dining area. Both spaces benefit from bifolding doors with Juliet balconies which bring the outside in and offer lovely views over the river. A log burner with back boiler, is a feature and useful for chillier evenings.  
 The kitchen is bespoke and high quality in design with a tiled floor, underfloor heating, and window overlooking the rear garden. There is an integrated dishwasher, Smeg oven and induction hob over, with ample worksurfaces finished in Carrera marble quartz, adding to the luxurious feel. A very useful pantry cupboard offers space for everyday supplies.

Accessed from the first floor, a door opens to wooden balustrade walkway providing easy access to the rear garden, directly from the living space.  
 A small hallway leads to bedroom 4, with window giving lovely views to the river. This room could also be used as a study if desired.  
 A useful cloakroom has WC and wash basin.



Oak stairs lead down to the entrance hall with pretty tiled floor with attractive bespoke cupboards to one wall along with further space for coats and boots. There is a further large storage cupboard under the stairs.

There are 3 double bedrooms on this level. The principal bedroom has a window to the river with pretty views over the river and front courtyard garden. A spacious en-suite with underfloor heating has attractive tiling to the floor with fully tiled, large walk in shower, WC and glass wash basin set on stand. A further double bedroom has views to the river and front garden and a twin bedroom is located to the rear of the ground floor with window to the rear and outside space.

The hallway leads to a family bathroom with panelled bath, separate shower cubicle, WC and wash basin. There is an attractive tiled floor with underfloor heating and a window to the side elevation.

A door opens to a very useful utility room with Belfast sink and drainer, space for washing machine and tumble dryer. There are storage cupboards to the walls and the large pressurised tank is cleverly concealed to one corner. A door provides access to the rear courtyard area and gardens.

**OUTSIDE**  
 Accessed via a private road, there are two parking spaces located to the front of the property. Steps lead up through the front garden, where there is a pretty patio offering lovely views to the river and village. Mature hedging provides a good degree of privacy and there is access around both sides of the property to a rear courtyard area.

The rear garden is accessed either by steps from the side of the garden, or by a wooden bridge from the living space on the first floor.  
 The beautiful rear garden has been lovingly created to provide a number of individual outside terraces for sun bathing, al fresco dining or quiet space to read a book whilst enjoying the stunning water and village views. This charming garden is a haven for wildlife and a peaceful and private area for any gardener to enjoy.

**Council Tax - Band E**  
**EPC - D**  
**Tenure - Freehold**  
**Viewings**  
 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.