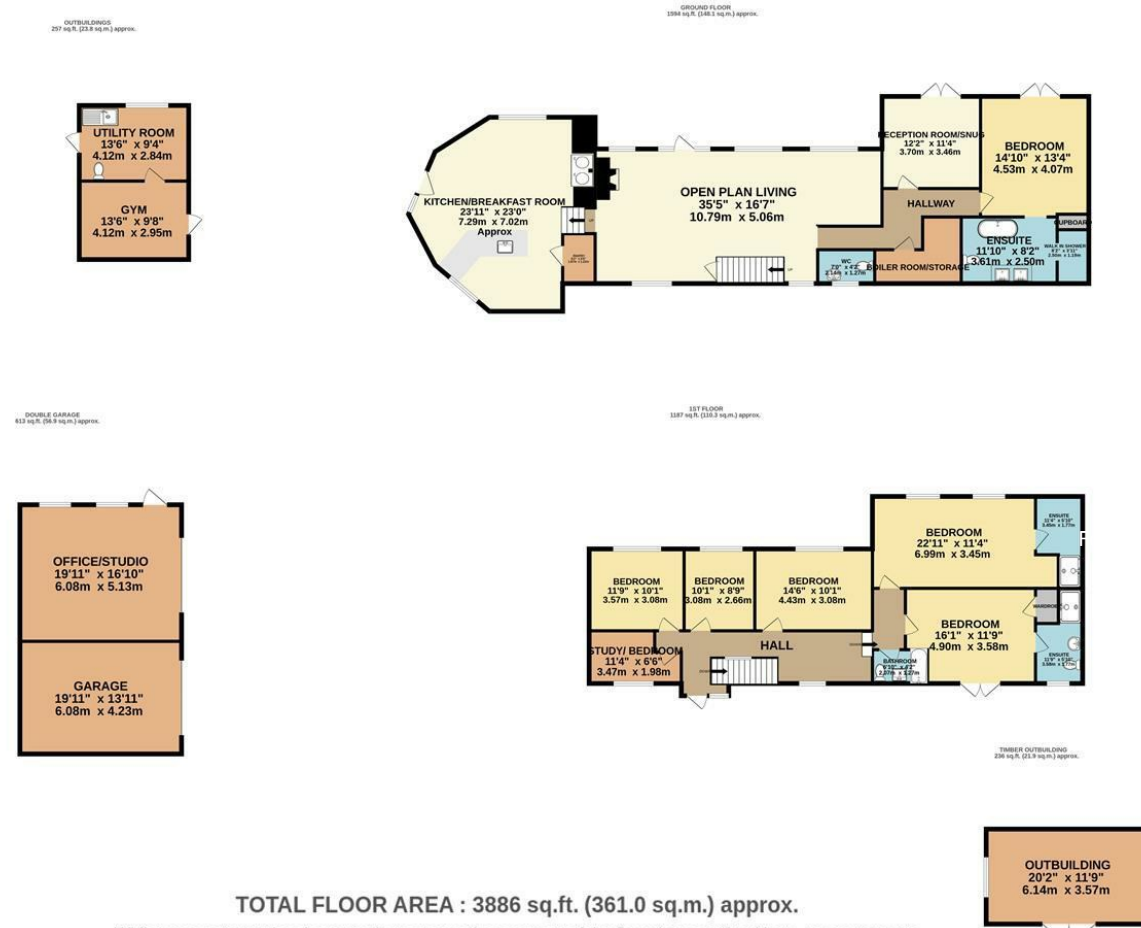




**THE MILL HOUSE ,
LANTEGLOS NR FOWEY, PL23 1NA
GUIDE PRICE £1,250,000**

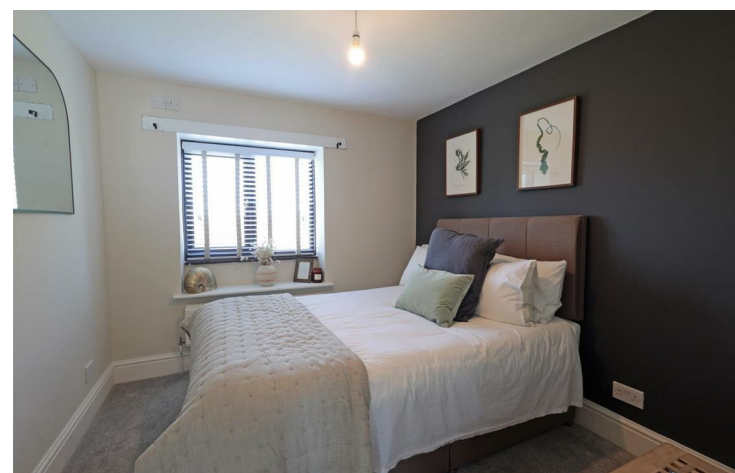


TOTAL FLOOR AREA : 3886 sq.ft. (361.0 sq.m.) approx.

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 HOME LOCATED IN A PEACEFUL SETTING NEAR FOWEY, CLOSE TO BOAT LAUNCHING FACILITIES. BOASTING 6 BEDROOMS AND 3 RECEPTION ROOMS, THE PROPERTY OFFERS FLEXIBLE ACCOMMODATION WITH FURTHER SCOPE. LARGE GARDENS IN PRETTY SETTING, GARAGING, OFFICE/STUDIO AND GYM, WITH PARKING FOR SEVERAL CARS.



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.





The Mill House Lombard, Lanteglos Nr Fowey, Cornwall, PL23 1NA

THE LOCATION
 Positioned half a mile upstream from Bodinnick, on the eastern bank of Fowey River, and set in a south-west facing position close to Mixtow Pill. Fowey's beautiful natural harbour provides deep water access at all states of the tide and is one of the most popular sailing areas along the coast of Cornwall. Two local yacht clubs organise competitive sailing throughout the summer months and Fowey Harbour Commission maintain the well run port for the benefit of leisure and commercial craft alike. The town also supports a wide range of excellent restaurants, tea rooms, Public Houses and shops.

The immediate area is surrounded by many miles of delightful coast and countryside, much of which is in the ownership of the National Trust. There are several good golf courses within easy reach and good road links to the motorway system via the A30/A38 and a mainline railway station can be found at Par, approximately 6 miles to the west.

DISTANCES
 Plymouth 34 miles | Truro 40 miles | Exeter 72 miles

THE PROPERTY
 The property was historically a working mill house and was converted from a barn during the late 1990s with an extension constructed during the mid-2010s. The accommodation is arranged over two floors, with views over neighbouring fields and the river from almost every room making for an ideal family home, or spacious second home. The owners have planning for a large kitchen extension from the sitting room to provide a generous open planing living area with extended patio and the addition of a pool. (please ask for further details).

Currently configured as one property, the flexible accommodation layout allows for various possibilities, whether you desire a cosy family home or a spacious retreat for entertaining. There is easy scope to change the property (subject to necessary permissions) due to the flexible nature of the accommodation and separate entrances to the property.

ACCOMMODATION
 The spacious accommodation comprises an impressive round-house kitchen/dining room with oil fired AGA, gallery ceiling and large picture window overlooking the rear garden. Steps lead down to a very generous sitting room with double doors opening to the rear patio and a natural stone fireplace and wood burner. There is an area large enough for a sizeable dining table.

A hallway from the sitting room leads to further reception room with doors opening to the garden. A further double bedroom has a spacious en suite bathroom with separate walk in shower. French doors open to the rear patio from the bedroom.

Stairs lead to the first floor, where there are a further 5 bedrooms, two of which benefit from en suite shower rooms. There is a further room currently used for storage but may suit as an office. There is a family bathroom room on this level. One of the double bedrooms has a door opening to a small timber patio, providing access to the driveway. Separate access from the driveway is available via a timber walkway leading to the first-floor landing.



OUTSIDE
 There is a large garden with a natural stream running through, extending to approximately 1.2 acres which is laid mainly to lawn and surrounded by hedging or fencing. A paved patio runs along the front area of the property and a further patio is situated to the side of the kitchen.

A further area of ground is located across the lane at the bottom of the garden and is available by separate negotiation (edged blue on the Plan). A country lane leads down to Mixtow Pill, with public boat launching access.

The property benefits from two driveways and a substantial outbuilding, currently configured as a home office/studio and garage. A further outbuilding is currently home to a gym and utility room with electricity and plumbing. There is also a timber outbuilding which is suitable for further garaging or stabling if required, currently used for storage.

VIEWINGS
 Strictly by appointment with May Whetter & Grose, Estuary House, 23 Fore St, Fowey PL23 1AH. Tel: 01726 832299 Email: info@maywhetter.co.uk

DIRECTIONS
 From the hamlet of Middle Taphouse on the A390 head south along the B3359 signposted to Pelynt and West Looe. Follow the signs along this road to Lanteglos, after which take the first turning right into a single track lane. Follow this road to T-junction. Turn right and the property for sale will be found on your immediate left hand side.

EPC RATING - E
COUNCIL TAX BAND - F
 what3words///streak.stage.quirky

SERVICES
 Oil fired central heating, mains electricity, mains water and private draining.

FREEHOLD

LOCAL AUTHORITY
 Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR