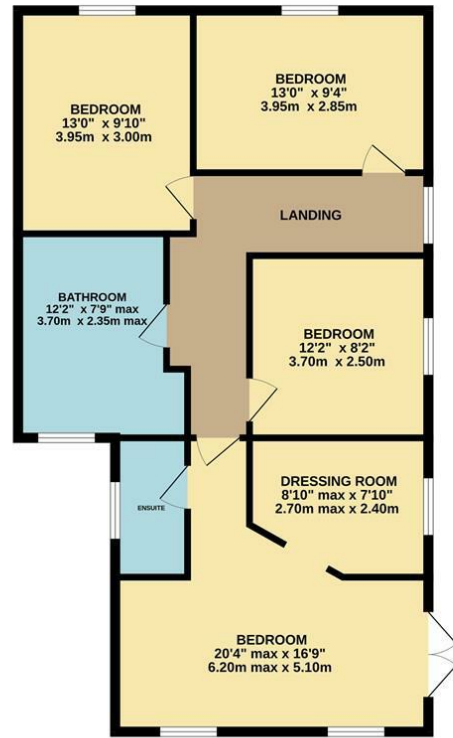




MAY WHETTER & GROSE

# LERRYN COTTAGE, FORE STREET, LERRYN, PL22 0PT GUIDE PRICE £750,000

GROUND FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR  
902 sq.ft. (83.8 sq.m.) approx.

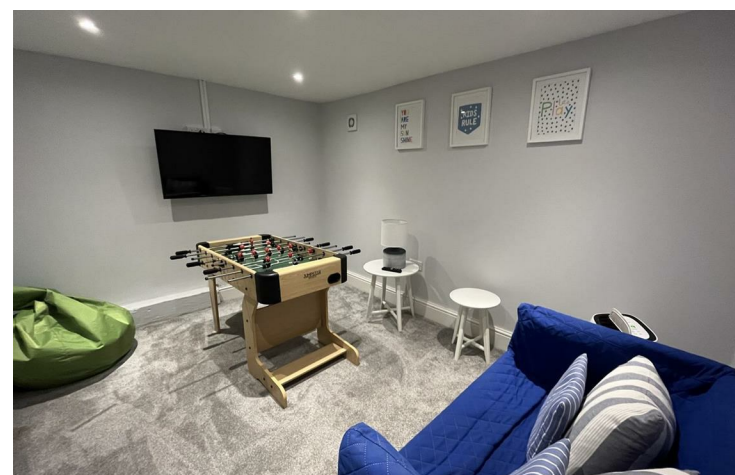


BASEMENT  
133 sq.ft. (12.3 sq.m.) approx.



TOTAL FLOOR AREA : 1683 sq.ft. (156.4 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 BEAUTIFUL 4 BEDROOM COTTAGE LOCATED IN THE HEART OF THIS VERY POPULAR VILLAGE. LOVELY VIEWS ACROSS THE VILLAGE GREEN TO THE RIVER FROM BOTH THE IMMACULATELY MAINTAINED GARDENS AND ACCOMMODATION. DRIVEWAY PARKING FOR SEVERAL VEHICLES, DOUBLE GARAGE WITH OFFICE/WORKROOM ABOVE.**

**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.



Fowey (01726) 832299



MAY WHETTER & GROSE

www.maywhetter.co.uk info@maywhetter.co.uk



**Lerryn Cottage, Fore Street, Lerryn, PL22 0PT**

**The Property**  
 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**  
 This lovely, traditionally styled property is presented to a very high standard and offers flexible accommodation over two floors along with the benefit of a games room located in the basement. The delightful gardens overlook the village green and river. There is a double garage with further room above which could be used as a home office or studio. Currently a successful holiday let, the property would serve equally well as a main home.

A timber gate gives access to the pretty front gardens which are enclosed by mature hedging. The front door leads into the open plan living/dining space with windows overlooking the front garden, across the village green to the river. The living room has a woodburner for those chillier evenings and stairs lead to the first floor. The dining area has space for a large table and chairs, has a window to the garden and opens to the well appointed kitchen with Rayburn Royal (not in use) and a range of base and wall units. There are a number of integrated appliances including electric oven and induction hob, a deep cupboard which is very handy for storage and also a useful breakfast bar.

The sizable utility room has space for washing machine, fridge/freezer and dishwasher. A door opens to the rear garden. There is also a cloakroom with WC and wash basin. A door opens to steps leading down to the basement where there is a family room/snug, an ideal place for youngsters to relax.



The first floor landing is spacious, with pretty glass window to the side elevation. There are four bedrooms, all generous in size. Two bedrooms are located at the front of the property with windows overlooking the village green and with river views.

A further pretty double room has a window overlooking the gardens to the side of the property and there is a large, elegant bathroom with high quality fixtures and fittings. Contemporary in style and with oval freestanding bath, separate shower with fully tiled walls, WC and wash basin.

The principal bedroom suite is located to the rear of the property with double doors opening to the charming gardens and windows to the rear garden. There is a very useful dressing room and a stylish ensuite with large shower, WC and wash basin.

**Outside**  
 The fully enclosed gardens are delightful and accessed via a pedestrian gate to the front garden, laid mainly to lawn and enclosed by laurel hedging, giving a good degree of privacy. There is further access from the gravelled driveway with parking for several cars and a double garage (6m x 6m) with spacious room above with a separate entrance - an ideal space for workshop, office or gym.

The gardens are split level and laid mainly to lawn with pathways meandering through this lovely area. A paved terrace has space for table and chairs and there are pretty views over to the village and river. There is room for a hot tub.

**COUNCIL TAX BAND - NON DOMESTIC**

**EPC RATING - D**

**FREEHOLD**

**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

**Services**  
 Oil central heating, mains electric and water. None of the services, systems or appliances at the property have been tested by the Agents.