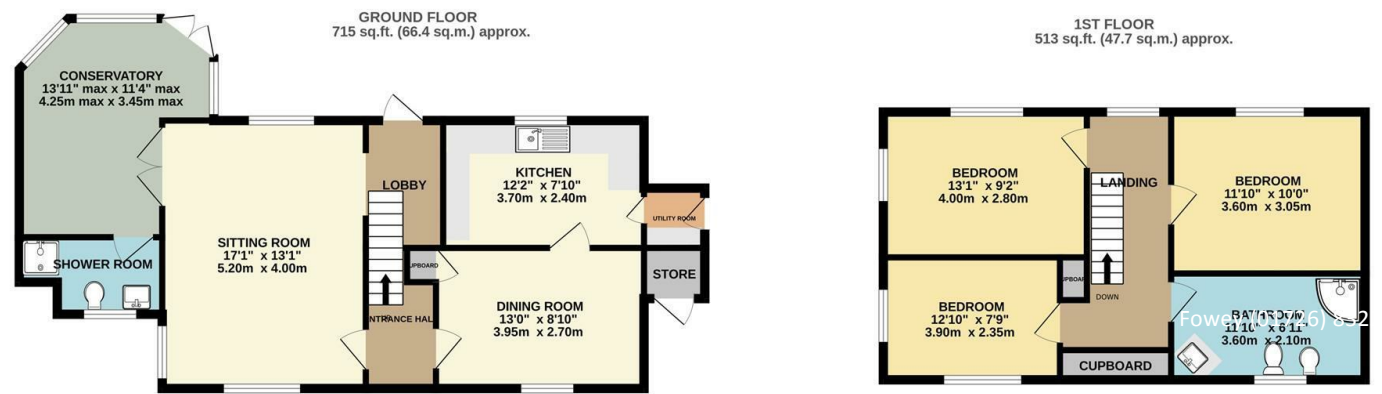




**KINGFISHER REACH ,
LERRYN, PL22 0QB
GUIDE PRICE £650,000**



TOTAL FLOOR AREA : 1228 sq.ft. (114.1 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 PRETTY DETACHED 3 BEDROOM HOUSE WITH RIVER VIEWS AND GARDENS LEADING TO THE WATER. LOCATED CLOSE TO THE CENTRE OF THIS SOUGHT AFTER WATERSIDE VILLAGE, WITH GARAGE AND PARKING FOR 2 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.



Kingfisher Reach Lerryn, PL22 0QB

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
 This lovely property is located close to the medieval bridge and has views and access to the river, ideal for launching kayaks, paddleboards or a small dinghy. The centre of the village is only a short, level walk and there are delightful riverside walks just minutes from the property.

Located on the St Veep side of the village, this well maintained property offers flexible accommodation over 2 floors, with pretty gardens, spacious single garage and further parking for 2 vehicles. Solar panels positioned on the garage roof were installed in 2019 and provide electricity for heating with a current arrangement to sell the surplus supply.

Accommodation
 The front door opens to a hallway with stairs leading to the first floor. A door opens to the sitting room which is a sizeable, light and airy room with windows to 3 aspects. A Clearview multi fuel stove sits on a slate hearth and there are views over the garden to the river. An opening leads to a porch with door access to the rear patio. Double doors open to the conservatory with lovely views over the garden to the river and double doors open to the patio.

A door opens to a shower room with WC, wash basin and shower cubicle.



From the hallway, a door opens to the dining room with window to the front elevation. There is a useful storage cupboard and a door leads through to the kitchen, with range of base and wall units. Integrated appliances include 2 oven electric cooker, 4 ring hob and space and plumbing for dishwasher. A window overlooks the garden and to the river and bridge. There is access to a rear hallway with space and plumbing for a washing machine with workspace over. An external door opens to the side pathway.

From the hallway, stairs lead to the first floor landing with window offering a fabulous view to the river. There are built in storage cupboards. The principal bedroom has windows to 2 aspects and again offers a super river view. There are built in storage cupboards useful for hanging space and further storage. A second double bedroom also offers pretty river and garden views and also has some built in storage space. A third bedroom has windows to the rear and side elevation and is has been used as a study and would equally make a good sized third bedroom.

A spacious bathroom has large shower cubicle, WC, bidet and wash basin. There is a window to the rear elevation.

Outside
 Accessed over shared, private driveway, the property offers off road parking for 2 vehicles. A single garage (5.65m x 3.7m) has an up and over door with pedestrian door also. From the parking area, a paved pathway leads to the front door and around both sides of the property to the rear garden. A pretty timber pergola and wisteria frame the front of the property with a timber fence and mature planting offering privacy.

The rear gardens are a delight with a paved patio and space for dining table and chairs offering a super view to the river. Areas of the garden are laid to lawn with further terraced areas, pond and paved landing stage, offering easy access to the river. Boundaries are planted with mature hedging and trees affording a good degree of privacy.

EPC Rating - D

Council Tax Band - F

Tenure - 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