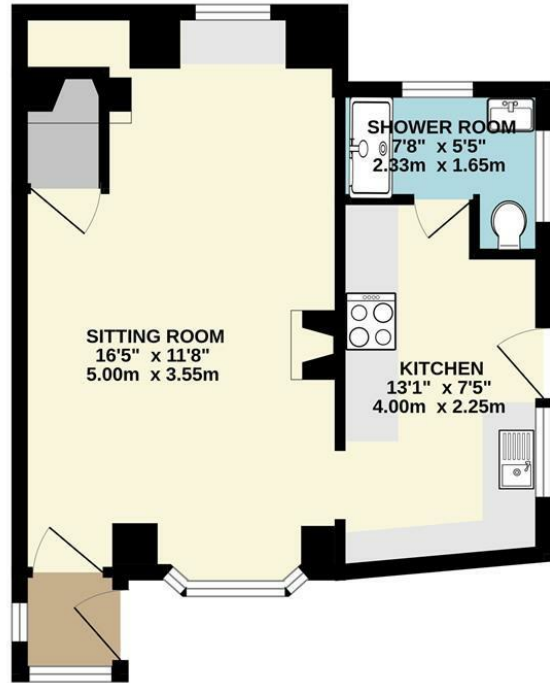




GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.

1ST FLOOR
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.2 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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Blue Cottage Bodinnick, Cornwall, PL23 1LX

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 many 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.

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

This lovely, Grade II listed cottage dates back to the 16th Century and is positioned just a short walk up Bodinnick Hill from the ferry. This characterful property benefits from well presented accommodation and the garden is located along a pathway to the rear of the cottage, and has stunning, elevated, south facing views of the harbour.

THE PROPERTY

The accommodation in this idyllic, grade II listed, traditional Cornish cottage comprises an entrance porch, useful for kicking off muddy or sandy shoes, a living room, accessed via a beautiful solid wood door, Kitchen, shower room, single bedroom, double bedroom and separate WC.

The living room boasts period features including solid wood flooring, a bay window with window seat, ideal for relaxing and watching the world go by, and a traditional fireplace with slate hearth housing a multi fuel burning stove.

Steps lead up to a galley-styled kitchen with base and wall storage units, an integral electric oven, hob, fridge freezer and space for a washing machine. The oil boiler is located here.

Off the kitchen is a shower room with wash hand basin, WC, electric shower and cubicle and heated towel rail.



Wooden stairs rise up to the first floor which comprises of a generous double bedroom, a single bedroom with a built-in cupboard (currently a twin room with bunkbeds), and a separate WC.

OUTSIDE

The cottage has a front patio with mature shrubs and flowers, a lovely place to sit and relax in the sun.

A public footpath runs along the side of the cottage, past the oil tank and up steps, passing by neighbouring cottages to the rear garden. Although accessed by steps and separated from the cottage, the walk is worth it, this garden offers the most incredible views. Elevated and facing to the mouth of the estuary, the views are panoramic and take in Polruan, Fowey and the best spot to watch life on the water! The garden is laid to lawn and has a wooden cabin with decking.

AGENTS NOTES

Blue Cottage is currently run as a successful holiday let. Furniture fittings and fixtures are available as a separate negotiation. The cottage has a flying freehold. The kitchen of the cottage next door flies underneath the sitting room of Blue Cottage. We strongly recommend contacting your lender (if needed) before viewing.

EPC RATING - E

TENURE - FREEHOLD

COUNCIL TAX - C

Local Authority

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

Services

None of the services, systems or appliances at the property have been tested by the Agents.

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