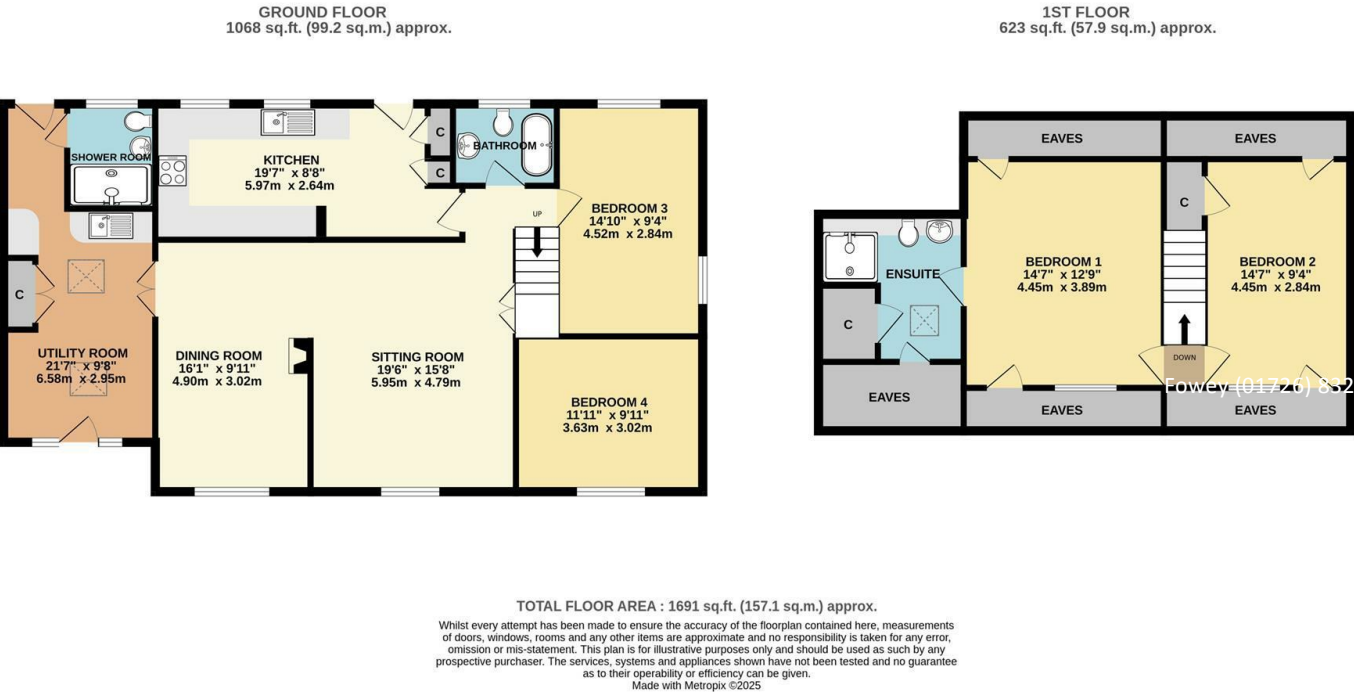




TREEEN, LANSALLOS,
LANSALLOS, PL13 2PX
GUIDE PRICE £600,000



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A CHARMING FOUR BEDROOM DETACHED HOUSE IN THE PICTURESQUE VILLAGE LANSALLOS, JUST A SHORT WALK TO THE BEAUTIFUL LANSALLOS COVE AND COASTAL PATH. PRETTY GARDENS TO THE FRONT AND REAR, GORGEOUS COUNTRYSIDE VIEWS AND STYLISH ACCOMMODATION. CURRENTLY RUN AS A SUCCESSFUL HOLIDAY LET HOWEVER WOULD SUIT AS A MAIN HOME.



Treen, Lansallos, Lansallos, Lansallos, PL13 2PX

The Location

Treen is located in the village Lansallos, situated between Polruan and Polperro approximately 5 miles east of Fowey. The beautiful south facing cove, Lansallos Beach, is within walking distance of the property and further along you will find additional secluded, south facing coves and beaches including the popular Lantic Bay. The immediate area is surrounded by many miles of wonderful coast and countryside, much of which is in the ownership of the National Trust. Polruan and Bodinnick are just a short drive along with the popular destination that is Fowey, reached by the Bodinnick ferry.

The pretty villages Pelynt and Polperro are just a short drive from the property where you will find local amenities including pubs, restaurants, convenience stores, butchers, bus routes, post office and primary schools. The bus also drives through Lansallos to Polperro, Looe and Polruan, ect.

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

The Property

This fabulous four bedroom detached house situated in the idyllic village of Lansallos, which is surrounded by land designated as an Area of Outstanding Natural Beauty and managed by the National Trust. Lansallos is also home to St Ildierna's Church built in the early 14th century. This fantastic property boasts flexible accommodation arranged over two floors with parking, rural countryside views and well maintained gardens. Treen is currently run as a successful holiday let but would make an ideal family home or lock up and leave.

The front door opens to a light and airy entrance hall, equipped with utility area, built in cupboards and shower room with WC. A door gives access to the rear garden. Double doors open to a dining and sitting room with oak flooring throughout and dual aspect log burner - the perfect space for those cold evenings.

From the living room, doors open to the kitchen, bedrooms three and four and downstairs bathroom. The kitchen is well appointed with plenty of wall and base cupboards offering plenty of storage, there are built in appliances and two cupboards provide further storage space. A door gives access to the rear garden.

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From the sitting room, stairs rise to the first floor which comprises the principal bedroom with ensuite and bedroom two.

The principal bedroom is a great size with gorgeous countryside views. There is also a sizeable ensuite with shower cubicle, wash hand vanity and wc.

Bedroom two also has idyllic views and is currently configured as a twin room.

The Outside

A five bar gate gives access onto the driveway, with front garden laid to lawn and secluded from the lane. The rear garden is a great size with large lawn and views over the neighbouring fields. There is a pergola set amongst fruit trees and the garden is bordered by mature shrubs and greenery - the perfect setting for summer BBQ's and alfresco entertaining.

Freehold

EPC Rating - E

Council Tax Band - Business Rates

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

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