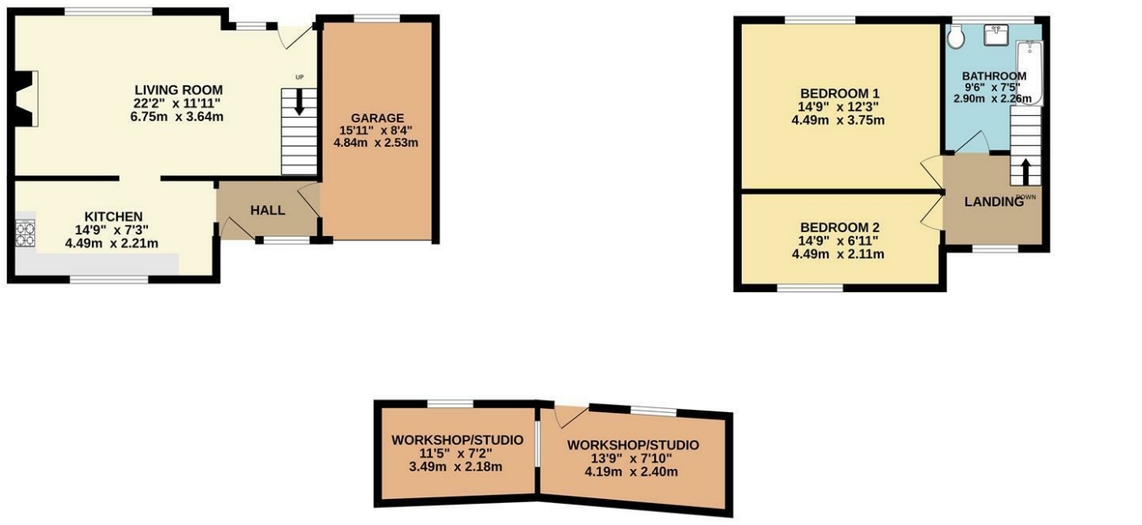
GROUND FLOOR
696 sq.ft. (64.6 sq.m.) approx.

1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1100 sq.ft. (102.2 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.
Made with Metropix ©2025

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.

MAY WHETTER & GROSE

RIVER COTTAGE,
LERRYN, LOSTWITHIEL, PL22 0PY
OFFERS OVER £525,000

A TWO BEDROOM COTTAGE WITH VIEWS TO THE RIVER. GARDEN, GARAGE AND PARKING. FURTHER DETACHED STUDIO SUITABLE FOR WORKSHOP/GYM/OFFICE. RENOVATED THROUGHOUT BY THE CURRENT OWNER. A LOVELY MAIN HOME OR HOLIDAY LET.

Fowey (01726) 832299 MAY WHETTER & GROSE www.maywhetter.co.uk info@maywhetter.co.uk

River Cottage, Lerryn, Lostwithiel, PL22 0PY

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
Located on the St Veep side of the river, the property sits above a small inlet and offers pretty views of lower bridge and the river and village beyond.

Recently renovated by the current owner, the cottage offers spacious accommodation over two floors with lovely views to the river and village. Situated close to the centre of the village, there are easily accessible walks along both sides of the river - an ideal location for dog walks and with easy access to the river, the perfect place for paddle boarding or just generally messing about in boats!

The accommodation combines both characterful cottage and contemporary styles with flair. As soon as you enter the property, there is a spacious, light and airy feel.

A door opens to the entrance hall which leads through to the well appointed kitchen/breakfast room which gets sun throughout the morning. There is an opening through to the sitting room with lovely views from a large window which looks out to the garden and the river. A door provides access to the garden - an ideal area for al fresco dining and relaxation.

From the sitting room a door opens to the front hall and stairs lead to the first floor where there is a generous sized landing, currently used by the owner as an office/study area.

There is a lovely principal bedroom with an attractive wooden floor and super views over the garden to the creek and river. A built in cupboard offers storage space and a further bedroom also has built in storage cupboards and wooden flooring

The recently refurbished bathroom has an attractive tiled floor, freestanding bath, WC and wash basin.

Accessed from the entrance hall, the garage has an up and over door, with window at the rear (5.4m x 2.9m).

Outside
The property benefits from a rear garden, laid mainly to lawn and enclosed by stone walling which borders the creek. A summerhouse offers a sheltered space for an evening glass of wine. A gate to the side of the cottage gives access to the parking area in front of the property.

A large detached outbuilding is positioned across the lane and is currently being used by the owner as a workshop/art studio. It benefits from water, electricity and central heating and could be used for a variety of uses (subject to any necessary permissions).

Agents Note
The property benefits from previous planning permission (now lapsed) for an extension to add a third bedroom and en suite above the garage. PA16/11129

The owner has refurbished the cottage to include oil fired central heating, new windows, renovation of the outbuilding, bathroom and new flooring.

The property lies in a flood prone area. It can be prone to flooding during very high tides combined with periods of adverse weather (Oct 2023).

Council Tax Band - C

EPC Rating - E

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

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