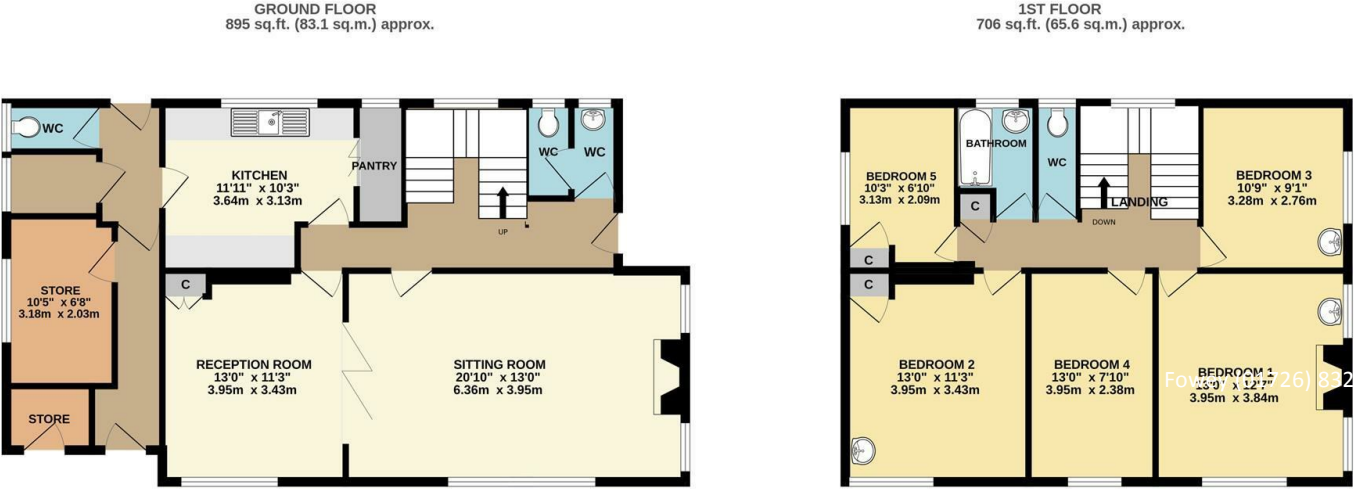




4 LANKELLY LANE,
FOWEY, PL23 1HN
GUIDE PRICE £595,000



TOTAL FLOOR AREA : 1601 sq.ft. (148.7 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 SPACIOUS DETACHED HOUSE IN NEED OF MODERNISATION. SET WITHIN GARDENS, DRIVEWAY PARKING FOR A NUMBER OF VEHICLES AND CLOSE TO COASTAL FOOTPATHS AND EASY ACCESS TO READYMONEY BEACH. NO ONWARD CHAIN.

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.



4 Lankelly Lane, Fowey, PL23 1HN

The Location
Fowey is regarded as one of the most attractive waterside communities in the county. Particularly well known as a popular sailing centre, the town has two thriving sailing clubs, a famous annual Regatta and excellent facilities for the keen yachtsman. For a small town Fowey provides a good range of shops and businesses catering for most day to day needs. The immediate area is surrounded by many miles of delightful coast and countryside much of which is in the ownership of the National Trust. Award winning restaurants, small boutique hotels, excellent public houses etc, have helped to establish Fowey as a popular, high quality, destination.

There are several excellent golf courses within easy reach, many world class gardens are to be found in the immediate area and the fascinating Eden Project with its futuristic biomes is just 5 miles to the north west.

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.

The Property
Located on the edge of town, this sizeable property is offered to the market for the first time in approximately 50 years and is in need of modernisation but offers a blank canvas for a new owner.

With spacious 5 bedroom accommodation, the property offers a huge amount of space to create a lovely family home. It benefits from driveway parking and gardens to both front and side, with further space to the rear.

Within easy access to coastal footpaths, Readymoney Beach, and local amenities, the house is well positioned.

Accommodation
The front door is located to the side of the house and opens to an entrance hallway with parquet flooring and doors to all further rooms and stairs leading to the first floor.

The sitting room is a generous size with windows overlooking the front garden. Partition doors slide open to allow access to the dining room, making a large entertaining/social space if desired. A fireplace houses an open fire (chimney not tested). The dining room also has windows to the front garden and parquet flooring.



The kitchen has a range of base and wall units with sink and large drainer to either side. A window looks out to the rear garden and there is a useful walk in pantry. A door opens to an external hallway with access to the garden. There are three very useful storage rooms and a further WC.

Accessed from the entrance hallway there are two rooms, one with WC and one with wash basin.
From the entrance hall, a lovely wide stair case, with wooden steps, lead to the landing.

On the first floor there are five bedrooms, with enjoying lovely views over countryside and a glimpse of the sea beyond.

A bathroom has a panelled bath and wash basin and there is a separate WC.

The attic space is accessed from a large hatch in the ceiling of the landing. The attic space is a generous area - currently used for storage. It has potential for further use, subject to the necessary permissions.

Outside
The property is accessed directly from Lankelly Lane. A wrought iron gate gives access to the driveway with space and parking for several vehicles. The gardens are laid to the front and side of the property with grass and mature hedging and stone walling. There is further space around the rear of the property and plenty of areas for storage sheds/garaging.

Council Tax Band - F

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.