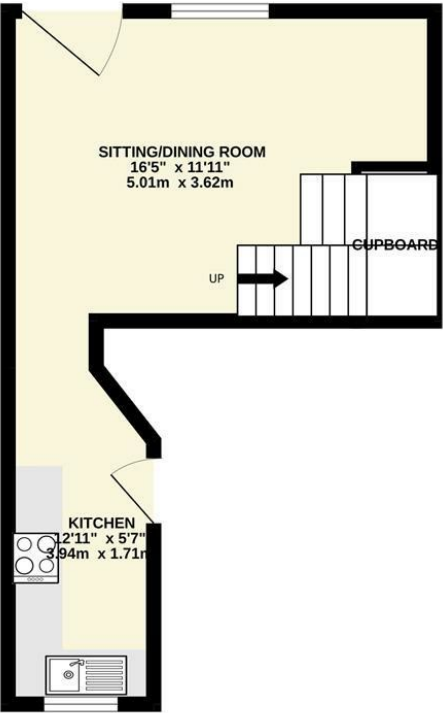




GROUND FLOOR

1ST FLOOR



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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**THE STABLES, LAWHYRE, POLVILLION ROAD,
FOWEY, PL23 1HG
GUIDE PRICE £235,000**



A BEAUTIFUL, WELL PRESENTED ONE BEDROOM COTTAGE FILLED WITH CHARACTER AND CHARM. IDEALLY SITUATED IN THE POPULAR LAWHYRE ESTATE. CLOSE TO FOWEY TOWN YET IN A RURAL SETTING WITH ACCESS TO A PATH DOWN TO READY MONEY COVE. ** NO ONWARD CHAIN, VACANT POSSESSION**





The Stables, Lawhyre, Polvillion Road, Fowey, Cornwall, PL23 1HG

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.

Located in Lawhyre Estate, a small cluster of charming renovated cottages off Polvillion Road. The cottage shares a driveway, clothes drying area, bin store and car park with allocated parking space. From the development, a path links to St Catherines Parade, a beautiful wooded walk down to Ready Money Cove. Fowey town and harbour are a 15 minute walk down Lostwithiel Street.

ACCOMODATION

The Stables is a very pretty end of terrace cottage full of character and charm. The current owners have lovingly updated the property including new kitchen, shower room, electric stove a few internal alterations and general maintaining. They run the cottage as a successful holiday let and a much loved second home.

A gate opens off Polvillion Road into a communal driveway and parking area. The cottage has a designated parking space opposite the cottage. A path leads up through a front garden, mostly laid to lawn with mature shrubs.

The front door opens into a homely living room with wooden beams and thick stone walls, boasting all the traditional cottage features. An electric stove provides a focal point to the room and also keeps it warm and cosy in the chillier evenings.



From the living room, stairs rise up to the first floor and an opening leads into the modern and bright kitchen which comprises integral electric oven and hob and dishwasher. There is space for a washing machine and room for an upright fridge freezer. A door leads out the a private courtyard, fabulous for relaxing with a good book or al fresco dining.

Stairs lead up to the pretty double bedroom made light and airy by the beamed semi-vaulted ceiling. Sunshine pours in through the large window over looking the courtyard and a single Velux window.

The bright and stylish shower room comprises of a corner shower, WC, wash basin and heated towel rail.

Agent notes

The Cottage is currently a successful holiday let/second home. Our vendors sate that there are no restrictions in the deeds; both residential usage and holiday letting is permitted, although they believe there are covenants on the Lawhyre site. All the owners participate in the management company. There is an annual fee of approx. £100 for maintenance of the communal areas, plus a small variable monthly fee for gardening.

EPC RATING - E

TENURE - FREEHOLD

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