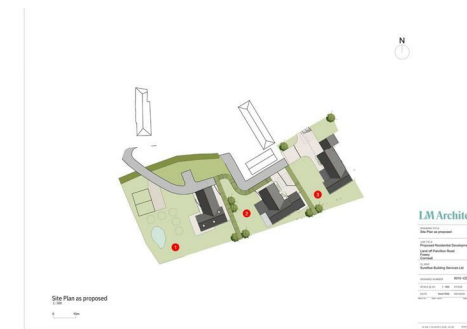




MAY WHETTER & GROSE

BUNGALOWS AT LAWHYRE, LAWHYRE, FOWEY, PL23 1HG PRICES FROM £675,000



**** COMING SOON** A BOUTIQUE DEVELOPMENT OF THREE HIGH END BUNGALOWS (ONE OF WHICH HAS ALREADY SOLD OFF PLAN) DESIGNED WITH A FOCUS ON QUALITY, COMFORT AND SUSTAINABILITY. LOCATED IN A SOUGHT AFTER AND QUIET SETTING WITH GARDENS, GARAGE AND DRIVEWAY PARKING. PLOTS 2 AND 3 - READY FOR COMPLETION SPRING 2026. ** ONE REMAINING PLOT AVAILABLE ****

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.



Fowey (01726) 832299



MAY WHETTER & GROSE

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Bungalows at Lawhyre, Lawhyre, Fowey, PL23 1HG

GLYNETH, PLOT 2 - GUIDE PRICE £675,000

KELYNEK, PLOT 3 - GUIDE PRICE £695,000

The Property

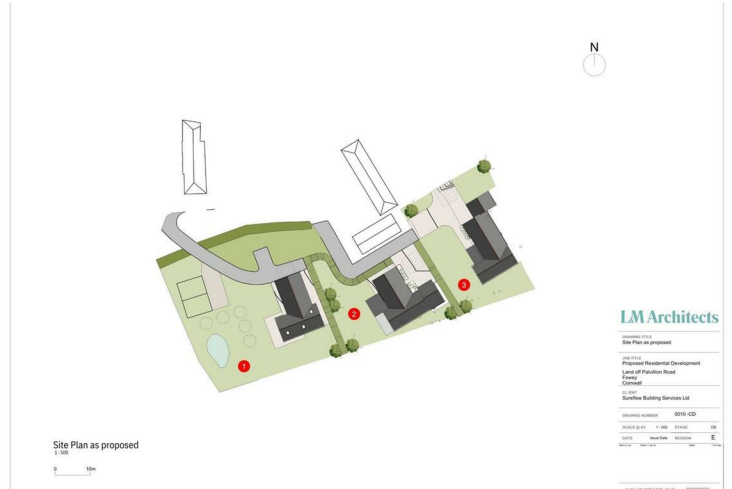
An exciting opportunity to purchase two impressive bungalows due for completion Spring 2026. Finished to an exceptionally high standard, the properties will offer spacious open plan living accommodation, with separate study and useful utility room, 3 double bedrooms, one ensuite and a family bathroom.

Built by Sureflow Buliding Services Ltd, a company renowned for it's excellent reputation for high end quality builds throughout Cornwall. the bungalows are currently under construction and will be ready for completion Spring 2026.

The properties will feature a high-end kitchen fitted with premium appliances, offering both style and practicality, while a separate utility room houses a built-in washing machine and tumble dryer for added convenience.

Eco-friendly underfloor heating will run throughout both properties via an Air Source Heat Pump, complemented by high-quality floor finishes that enhance the modern interior open plan design. Energy efficiency is further supported by 4kW of in-roof photovoltaic panels, helping to reduce running costs and environmental impact.

For peace of mind, the homes will be backed by a six-month defect period and a comprehensive ten-year structural warranty, ensuring lasting confidence in the build quality



Outside

Accessed from Polvillion Road over a private, shared driveway, the properties will have ample driveway parking and single garage. Landscaped gardens will provide a private and sheltered space, laid mainly to lawn and enclosed by fencing and stone hedging.

Freehold

Agents Note

The properties can be used as a primary residence and is part of the Lawhyre Management Company. Please ask for further details. Please note all images are CGIs.

EPC Rating - B

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

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.