



TOTAL FLOOR AREA : 114.9 sq.m. (1236 sq.ft.) 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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GREBE COTTAGE ,
LERRYN, LOSTWITHIEL, PL22 0PY
OFFERS IN EXCESS OF £575,000



A CHARMING THREE BEDROOM COTTAGE WITH LOVELY RIVER VIEWS CLOSE TO DELIGHTFUL RIVER WALKS. DETACHED ANNEXE, PARKING AND PRETTY GARDENS WITH VIEWS TO THE RIVER. NO ONWARD CHAIN.



Grebe Cottage Lerryn, Lostwithiel, Cornwall, 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
Situated on the St Veep side of the river, this pretty cottage is a must-see in order to fully appreciate the views and ambience of the gorgeous waterside location., whilst being just a stroll to the centre of this sought after waterside village.

The cottage has been well maintained by the current owner and is a much loved home. With easy river access and dog walks a-plenty, this property is ideally situated for those who love the outdoors.

Approached along the path through the pretty front garden area, surrounded by greenery and flowers, this picture perfect cottage appeals from the first moment. The half-glazed front door opens to a spacious kitchen/dining room with windows front and back, bringing in light and views over the water. The charming cottage-style kitchen offers plenty of storage, an impressive Heritage Oil-fired Range cooker within a most attractive recessed stone fireplace, and traditional terracotta tiled floor. There is plenty of room for a large dining table and chairs. The back door, a useful stable door, opens to the lane at the rear of the cottage. From the kitchen, stairs lead up to the first floor.

At the foot of the stairs, a door opens to the generous yet cosy living room. The room enjoys gorgeous views over the river through the two pretty windows, exposed beams and a handsome stone fireplace, this time with multi-fuel burning stove (not in use) and a slate hearth.

Upstairs there are three bedrooms all with wooden cottage doors. The main bedroom, with dual aspect windows through which elevated view over the river can be enjoyed, also enjoys a charming exposed stone wall with pretty feature fireplace, and good-sized storage cupboard.



Bedroom two, another double room, has charming river views, and generous storage all along one wall, comprising an airing cupboard and two wardrobes. Bedroom three is currently in use as an office / study with extensive storage cupboards and hanging space, along with super river views.

The family bathroom, with tongue and groove panelling, comprises corner shower cubicle, basin and w.c.

Annexe
The very comfortable annexe offers further associated accommodation and could be used by a dependent relative, carer or simply as overflow living space. The accommodation is made up of a generous studio/ living space, with fabulous views, a neat kitchenette and practical shower room, all finished in a country style of tongue and groove wood panelling.

Outside
The property benefits from pretty garden enclosed by hedging and planted with a variety of shrubs and flowers. Access from the garden directly to the driveway parking and annexe.

There are a number of outhouses, used for laundry space, storage and oil tank.

Agents Note
The property sits within a high risk flood area. Please make your own enquiries regarding insurance and mortgageability of the property.

EPC Rating - Cottage - E. Studio - C

Council Tax Band - C

Freehold

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. Mains water, drainage, electricity. Oil fired central heating and Heritage range.

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