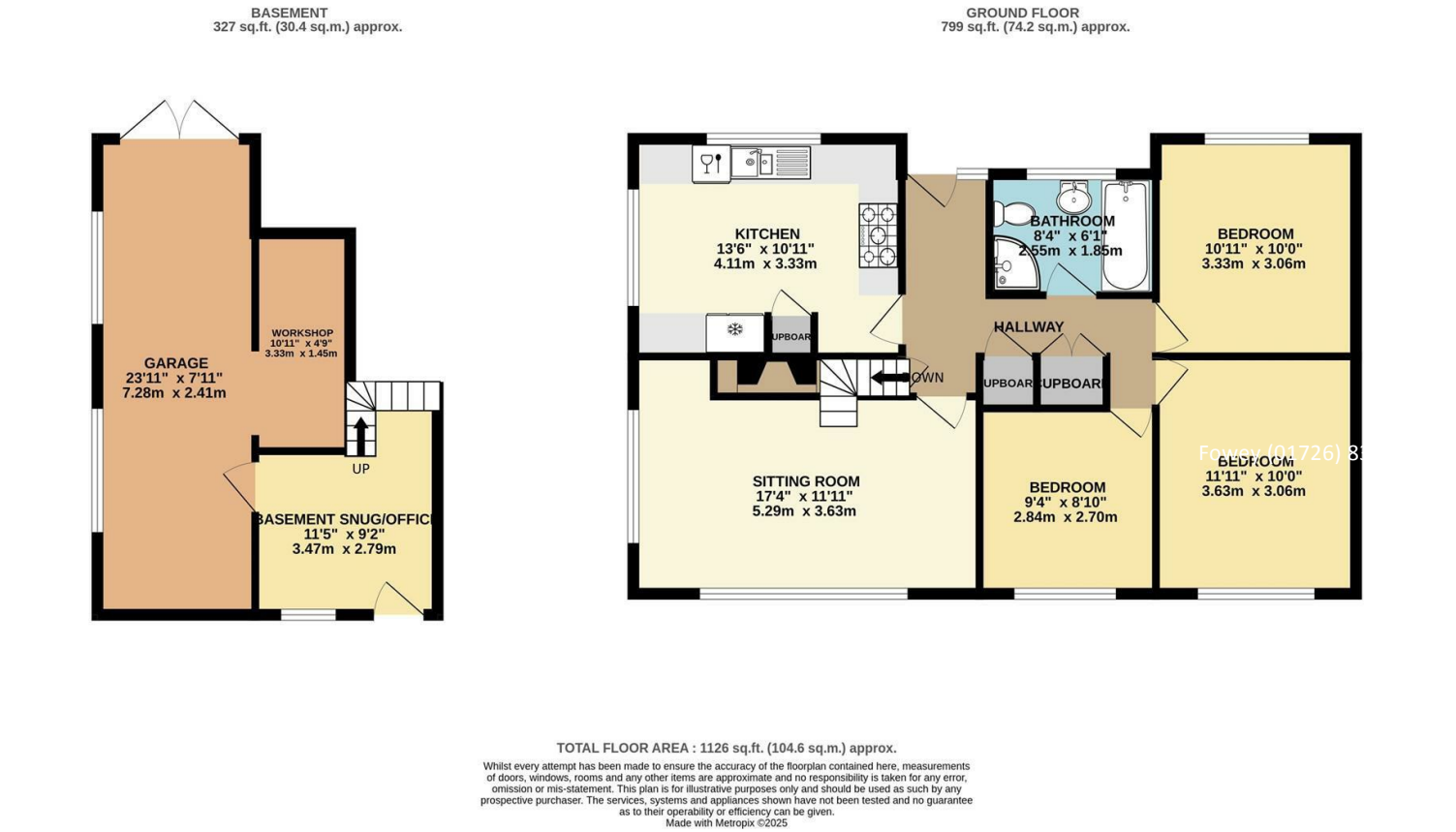




COBBLE BARN VICARAGE LANE,
TYWARDREATH, PL24 2PF
GUIDE PRICE £385,000



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A DETACHED THREE BEDROOM BUNGALOW LOCATED IN THE LOVELY VILLAGE OF TYWARDREATH. REAR GARDEN, GARAGE AND BASEMENT SNUG. *SELLING CHAIN FREE, VACANT POSSESSION**



Cobble Barn Vicarage Lane, Tywardreath, Cornwall, PL24 2PF

The Location

Tywardreath is a pretty village located between Fowey and Par. It has a fantastic community spirit that revolves around the local village pub, church, primary school and village convenience store. Within a 15 minute walk is the village of Par which has many local amenities including doctors, library, post office, sports field with running track and convenience stores as well as Par beach which is dog friendly all year round. It also has excellent transport links with a railway station in Par on the London Paddington to Penzance line.

The nearby historic Harbour Town of Fowey is a popular sailing centre with two thriving sailing clubs, an annual regatta and literary festival. A good range of shops and businesses, award-winning restaurants, hotels and public houses have established Fowey as a popular high-quality holiday destination. Fowey sits in an Area of Outstanding Natural Beauty and includes a glorious coastline, rugged uplands and tranquil wooded river valleys. The spectacular Lost Gardens of Heligan and world famous Eden Project, two of the Great Gardens of Cornwall, are an easy drive from Fowey and Tywardreath.

The Property

A three bedroom spacious property that provides the opportunity to make the perfect home.

Accessed via Vicarage Lane, steps from the driveway lead up to the front door. The front door opens to a hallway, with doors leading off to a sitting room, kitchen, bathroom, three well-sized bedrooms and useful storage cupboards.

The kitchen comprises plenty of storage units, range cooker oven, American style fridge freezer, integrated dishwasher and ceramic sink. There are windows to the front and side elevation.



The sitting room houses a wood burner with slate hearth and surround. Two windows to the side and rear elevation make the room light and spacious.

A door from the hallway opens to a narrow stairs that lead down to a basement snug. This can be accessed from the rear garden or garage and could make an idea office or hobby room. The ceiling is low and the stairs to the hallway are narrow and steep.

A door opens into the garage which has a space for a workshop and separate store area.

The Outside

The bungalow fronts onto a driveway with space for approximately four/five vehicles and sits on top of the generous sized garage. The rear garden is a level plot and can be accessed from either side of the property. The garden comprises a grass lawn and paved patio area, which is bordered by fencing and trees.

Local Authority

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

EPC - D

FREEHOLD

Council Tax Band - C

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