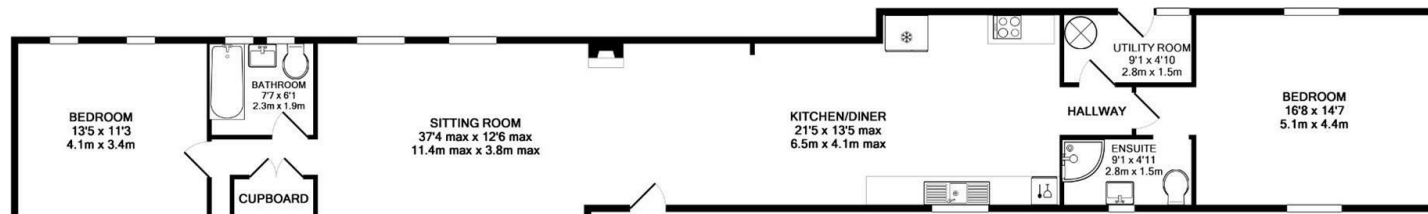


MAY WHETTER & GROSE

SHUTE BARN, NR LOSTWITHIEL, PL22 0QE OFFERS OVER £495,000



TOTAL APPROX. FLOOR AREA 1250 SQ.FT. (116.2 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 SINGLE STOREY BARN CONVERSION, RENOVATED WITH IMAGINATION AND FLAIR. TUCKED AWAY ALONG A PRIVATE DRIVE, YET ONLY A SHORT STROLL TO THE FACILITIES OF THE VILLAGE. Terrace to the front of the property and rear garden opens to approximately 5 acres of land. On site parking.

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.



Shute Barn, Lerryn, Nr Lostwithiel, Cornwall, PL22 0QE

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 lovely range of bespoke shops and business catering for most day to day needs, including main line railway station. 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 picturesque and unspoilt town of Fowey is just a short distance away and is one of Cornwall's most historic communities renowned for its safe deep-water anchorage, excellent sailing and good restaurants.

The Property

With great attention to detail, the property was converted a number of years ago and now offers contemporary and stylish two bedroom accommodation. The open plan and spacious living area has a high beamed ceiling and oak floor with a multi fuel stove for those chillier evenings. The bespoke kitchen, again contemporary in design offers everything required for modern living and a useful utility room houses the oil fired boiler, washing machine and tumble dryer, with a door opening to the rear garden.

The huge master bedroom follows the theme of the living space, with high ceilings and oak flooring and with windows on three sides, this is a lovely light and airy room. A newly fitted shower room next to the bedroom offers ensuite facilities.

The second bedroom current configured as a twin room, has oak flooring and has a bathroom situated adjacent to the bedroom.



Outside

The property is approached via a private, shared driveway and a wooden gate opens to the gravelled parking area. To the side of this area there are a number of wooden storage units. A paved terrace, which faces east to catch the morning sun, leads to the front door. The front garden area is surrounded by attractive Cornish walling and there is access leading to the side of the property.

At the rear there is an area of lawn which is bordered by hedging and fencing and a five bar gate gives access to the land behind which is approximately five acres. A further five bar galvanised gate gives access to the driveway.

The current owners holiday let the property through Helpful Holidays - www.helpfulholidays.co.uk, and the property has a healthy letting record. Furniture (except personal items) can be negotiated separately.

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

EPC RATING E