



Tides Reach

Lerryn

Tides Reach, Lerryn, Lostwithiel, PL22 0PZ

This waterside residence offers excellent potential for redevelopment and enjoys superb river views, ideally positioned directly opposite the village slipway and within easy walking distance of both the local pub and village shop. The ground floor currently comprises a spacious workshop/studio, providing flexible space with scope for reconfiguration, with the first floor arranged as a two-bedroomed home.

Distances

Lerryn (Ship Inn) - 160 yards; Lostwithiel - 3.5; Fowey - 5 (via Bodinnick Ferry); Lantic Polruan - 6.5; Lanhydrock Golf Club - 8; Talland Bay - 8; Eden Project - 9; Polkerris Beach - 10; Lost Gardens of Heligan - 17.5; Cornwall Airport (Newquay) - 22.5; Plymouth - 30; Truro - 32.5

(All distances are approximate and in miles)

The location

Lerryn sits in a wonderfully peaceful corner of south Cornwall, tucked along a tidal creek that winds its way towards the River Fowey. The village is one of few coastal Cornish villages to still boast a pub, shop, school along with a thriving community hall and various societies. Its setting (an AONB) feels timeless: wooded banks, stepping-stones and a gentle sense of seclusion that's increasingly rare. Yet this quiet village remains perfectly placed for exploring the wider area, with the historic stannary town of Lostwithiel just a short drive away, offering independent shops, antiques and a warm community atmosphere.

To the south, the coastline opens out into some of Cornwall's most celebrated scenery. Lantic Bay, with its stunningly secluded beach and dramatic turquoise water, lies within easy reach and rewards those who enjoy a bracing walk. Talland Bay, equally charming but more intimate in scale, offers sheltered coves, clear swimming and a slower pace that suits long, lazy days by the sea.





For those drawn to life on the water, the nearby harbour towns provide endless appeal. Polruan, perched at the mouth of the estuary, offers rugged coastal paths and a traditional Cornish feel, while just across the water, Fowey delivers a vibrant mix of sailing, cafés and boutique shops. Together, they create a rich tapestry of coastal living, all comfortably accessible from the tranquillity of Lerryn.

The property

- Timeless riverside setting
- Water and countryside views
- Set opposite the village slipway
- Huge potential for redevelopment
- Open plan double aspect living room enjoying the fine river views with access to the terrace and garden
- Master bedroom enjoying the views
- Further double bedroom
- Bathroom
- Ground floor workshop / store (8.5m x 7m)
- Garden and terrace
- Store
- Garage (available by separate negotiation)

Tenure, services and general information

Freehold. Mains water, drainage and electricity. Electric heating.

Council Tax: band D

Broadband: FTTC (source: <https://www.openreach.com/broadband-network/fibre-availability>)

What3Words

/// dark.caressing.soldiers

Directions

From Lostwithiel head south on Lanwithian Road for approximately 3 miles.

On entering Lerryn, go over the bridge and follow the road around to the right.

In front of the shop turn right and then immediately left. Travel down this road for approximately 100 yards and the property will be found on the left.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		



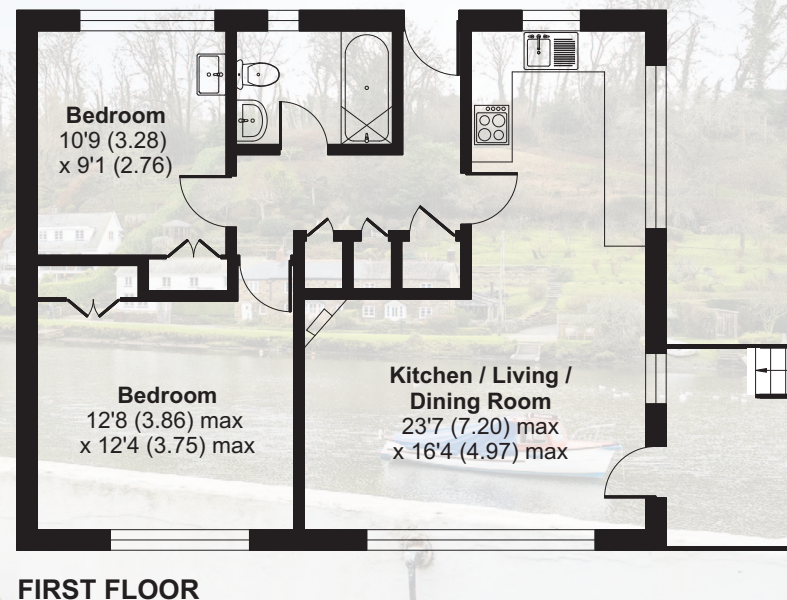
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Main House = 698 sq ft / 64.8 sq m
Total = 1375 sq ft / 127.7 sq m (includes workshop / store)

For identification only - Not to scale

FIXTURES AND FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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