



# LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9576

Offers around £895,000

Mengleudh Koth,  
Green Lane, Fowey, Cornwall, PL23 1DX

**FREEHOLD**



**An individual detached architect designed 4 bedroomed home completed in 2019 to the most exacting of standards in this sylvan setting on the outskirts of this acutely desirable south coast waterside town.**







### **SUMMARY OF ACCOMMODATION**

**Ground Floor** Entrance hallway, principal bedroom and en-suite, guest bedroom and en-suite, 2 further double bedrooms and family bathroom.

**First Floor** Living room and kitchen, snug, open-plan study.

**Outside** Mature and landscaped sylvan gardens. Detached garage and driveway parking.

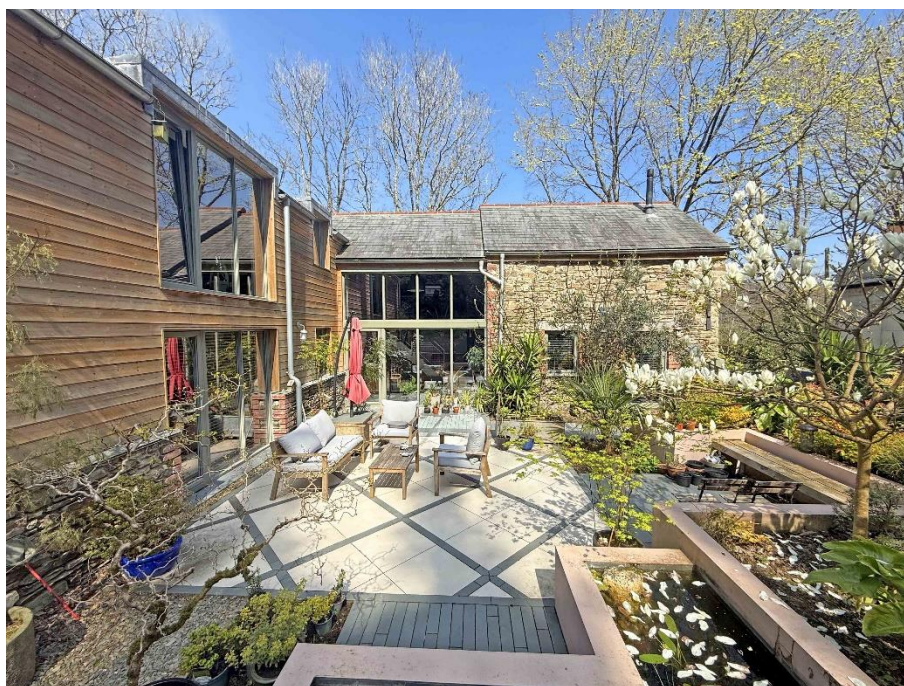
### **DESCRIPTION**

Mengleudh Koth is a thoughtfully conceived individual architect designed split-level home set in a delightful sylvan setting on the outskirts of the highly regarded waterside town of Fowey.

The L-shaped design takes full advantage of its aspect and position on the plot and is striking with its large windows and a mixture of stone and clad elevations.

From its entrance lane the driveway provides parking for a number of vehicles.

Pedestrian gate to one side opens through into the hard landscaped front gardens which are thoughtfully planted and provide a delightful outlook from the front of the house.



The entrance is most impressive with full height windows opening into a double height entrance hallway with Velux window.

To one side is the principal bedroom suite which is dual aspect with windows over the front and side gardens, with an en-suite shower/wc. Through to the reception hallway and bedroom corridor is the guest bedroom with dressing room and en-suite shower room and garden and views out over the gardens to the side.

There are two further double bedrooms both of which have outlooks over a garden, and these are served by a family bathroom.

A staircase from the main reception leads up to the study and landing area with Velux windows.

To one side is the snug with multi fuel stove and vaulted ceilings with exposed roof trusses.

To the other side of the landing area is the exceptional and spacious living room and kitchen which is an exceptional 34'6" triple aspect room with vaulted ceilings and exposed roof trusses and delightful views out over the gardens. The well appointed kitchen is to one end a large central island and double doors lead out over a walkway into the side garden. There is a concealed utility room and separate pantry located behind the kitchen.

The house benefits from underfloor heating and air source heat pump.

To the outside the house is approached off Green Lane, which is one way, through the entrance onto the driveway parking area. To one side of this is the large, detached garage.

A pedestrian gate opens into the beautifully landscaped front gardens with a variety of sitting areas, raised beds, borders and pond providing a lovely outlook from the house.

To the rear is a mature border providing privacy and colour.

To the other side of the garden which can be approached from the bedrooms, a side pathway or over the footbridge from the main reception room is the vegetable plot and fruit garden.

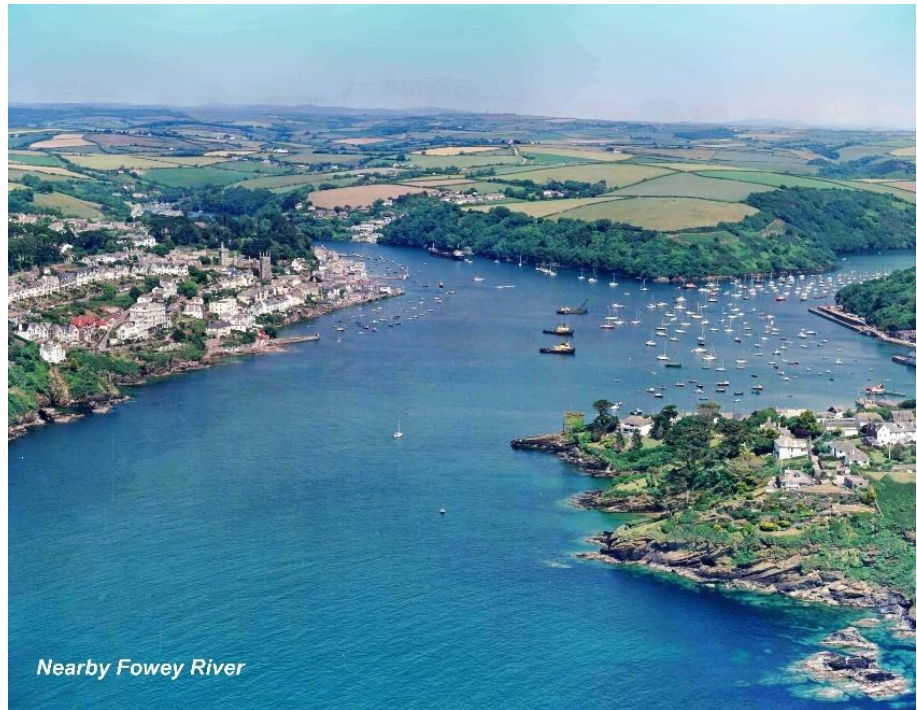
## **LOCATION**

Mengleudh Koth is situated in a delightful sylvan setting to the north of the town, a few minutes' walk from the harbourside and waterfront. The high street and town quay offer a number of shops, galleries, restaurants and inns and the town hold such events as the Royal Regatta, the Daphne du Maurier Festival, the Christmas market and live bands.

Between them, the Fowey Gallants and the Royal Fowey Yacht Clubs hold racing throughout the year and offer a welcoming reception to cruising sailors. The town has a rich seafaring heritage, growing from a fisherman's village to a naval seaport in the 14th Century and is rumoured to have been a base for pirates! Fowey is renowned for its safe, deep water anchorage and excellent sailing facilities and has year round activity, including extraordinarily large ships which dock further upriver and create quite a spectacle on their arrival. A car passenger ferry links Fowey with Bodinnick on the other side of the river and runs during daylight hours and there are also water taxis and a ferry to Fowey's neighbour, Polruan where there are further inns and stunning rugged coastal walks. Although the



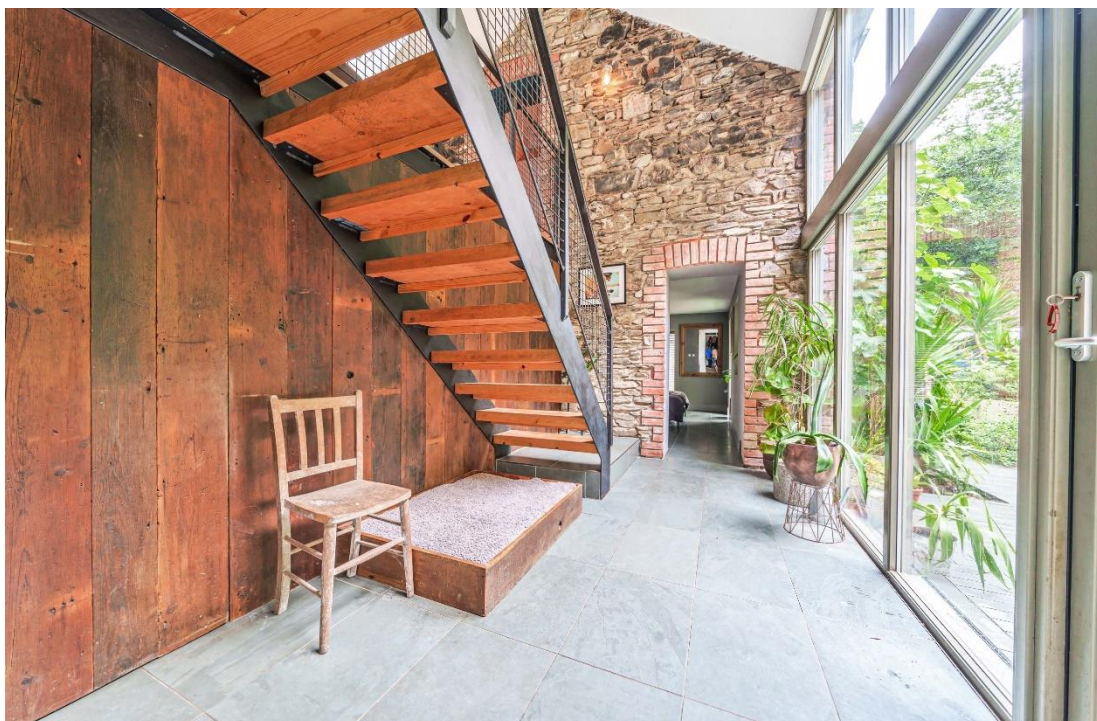
coastline around Fowey is its most prominent feature, the creeks of the River Fowey and the wooded valleys leading away from them are also endearingly beautiful with many gorgeous walks and pretty waterside villages. There are many areas of National Trust land to explore and the Lost Gardens of Heligan, Boconnoc Estate and the Eden Project are all within easy striking distance.



Although Fowey has everything one would need for day to day services including a leisure centre, primary and secondary schooling and a local hospital, the nearby large town of St Austell has a complete range of services including supermarkets. The main Penzance to London Paddington railway line passes through Par, about 3 miles away and gives simple access to London with travel times of around 4 hours. The A390 passes nearby and links via Plymouth to the motorway network at Exeter.

**THE ACCOMMODATION COMPRISES**  
**(all floor plans and dimensions are approximate)**

Glazed entrance door with fully glazed full height panels opening into:-





**RECEPTION HALLWAY** Slate tiled floor, exposed brick and random stone wall, open tread staircase to first floor. Doors to:-

**BATHROOM** A white suite comprising free standing bath with shower attachment, wall mounted wash hand basin, low level wc, heated towel rail, window to the rear, fitted mirror with slate sills and shelf.



**PRINCIPAL BEDROOM – 14'5" x 13'6"** A dual aspect room with full height windows to the front and side and further window overlooking the garden. Open hanging wardrobe and shelving space. Opening to:-



**EN-SUITE WETROOM** Shower with handheld attachment and glazed screen, low level wc, wall mounted wash hand basin, window to the front, heated towel rail.

**BEDROOM 3 / GYM – 14'7" x 11'1"** A dual aspect room with door out to the side garden and three windows to the front.





**BEDROOM 4 – 12'4" x 10'** Large full height windows and door out onto the rear garden.

**BEDROOM 2 – 14'7" x 10'5"** A dual aspect room with full height windows and doors to both the front and rear gardens. Door to:-

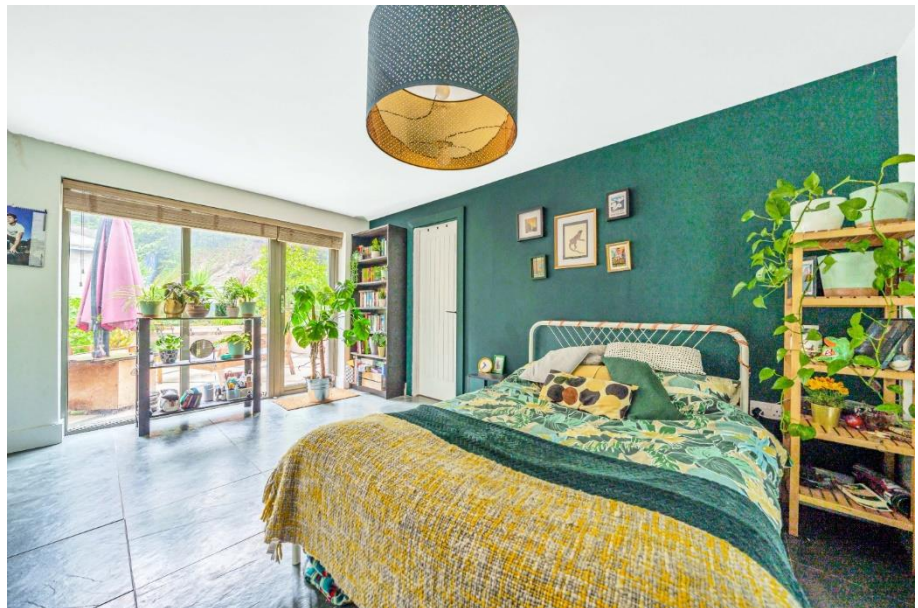
**DRESSING AREA** With hanging space and shelving. Door to:-

**EN-SUITE SHOWER ROOM** Shower with screen, low level wc, wall mounted wash hand basin, heated towel rail, ceiling spotlights.

From the reception hallway an open tread timber staircase leads to:-

### FIRST FLOOR

**GALLERIED LANDING** Providing a study space (13'4" x 6'10") with Velux windows, views out





through the galleried landing over the garden. Openings through to the kitchen/dining room and:-



**SNUG – 15'7" x 14'** A delightful sitting room with window to the front, woodburning stove on a raised slate hearth, vaulted ceiling.

**OPEN-PLAN KITCHEN / DINING / LIVING ROOM – 34'7" x 14'8"** A superb quadruple aspect room with windows overlooking the gardens to the front, rear and side. Vaulted ceiling with exposed trusses, full height windows to both the front and rear. Door out to garden.





**KITCHEN** Fitted with a range of base level units, worksurfaces, inset sink with mixer tap, large kitchen islands with Fisher & Paykel range hob, fitted fridge. Doors to:-

**UTILITY ROOM** Range of base level units, plumbing for washing machine, fitted Smeg oven. Airing cupboard housing water tank.

**WALK-IN PANTRY** Shelving.

## OUTSIDE

From the lane there is one off-road parking space and then the driveway provides parking for a number of vehicles. To the left hand side is a detached two storey building ideal as a garage or for storage. To the other side of the driveway is a raised and turfed bed and a pedestrian gate opens to the delightful hard landscaped gardens with feature seating areas, raised beds, an ornamental pond and olive tree.



Steps lead up from the garden to a raised and uncultivated garden bank. To the side of the house a gateway leads through an area which houses the air source heat pump and this goes around to the rear of the house where there are some raised vegetable beds and a seating area with wooden bridge leading into the open-plan kitchen/dining/living room.

**GARAGE – 21'9" x 20'**





## **GENERAL INFORMATION**

**VIEWING** Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

**POST CODE** PL23 1DX.

**SERVICES** Mains water and electricity. Private drainage. Air source heat pump.

**COUNCIL TAX BAND** F (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**DIRECTIONS** Coming into Fowey along Polvillion Road take the left hand turning onto Park Road and at the end of Park Road turn left onto Green Lane which is a one way lane. After a couple of hundred yards Mengleudh Koth is visible with a Lillicrap Chilcott for sale board outside.

**AGENT'S NOTE** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection

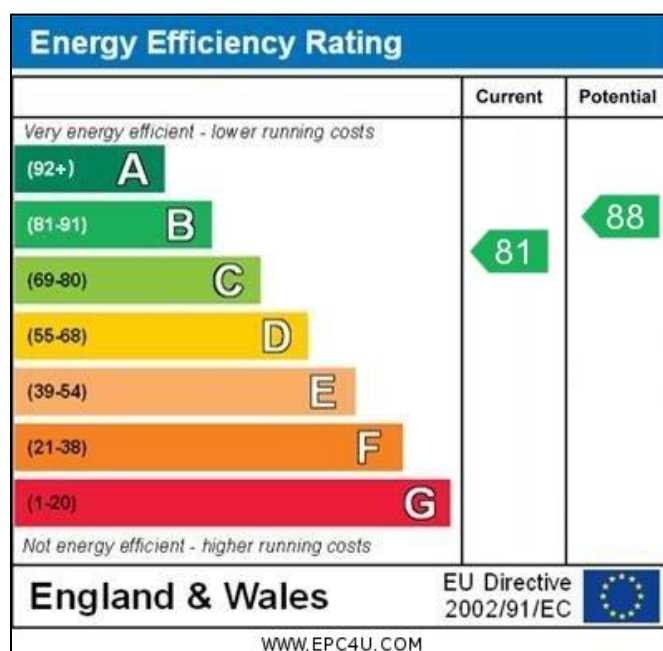


with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**OFFICE OPENING HOURS** Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

### **THE PROPERTY OMBUDSMAN**

Approved Redress Scheme





**Not to scale – for identification purposes only.**

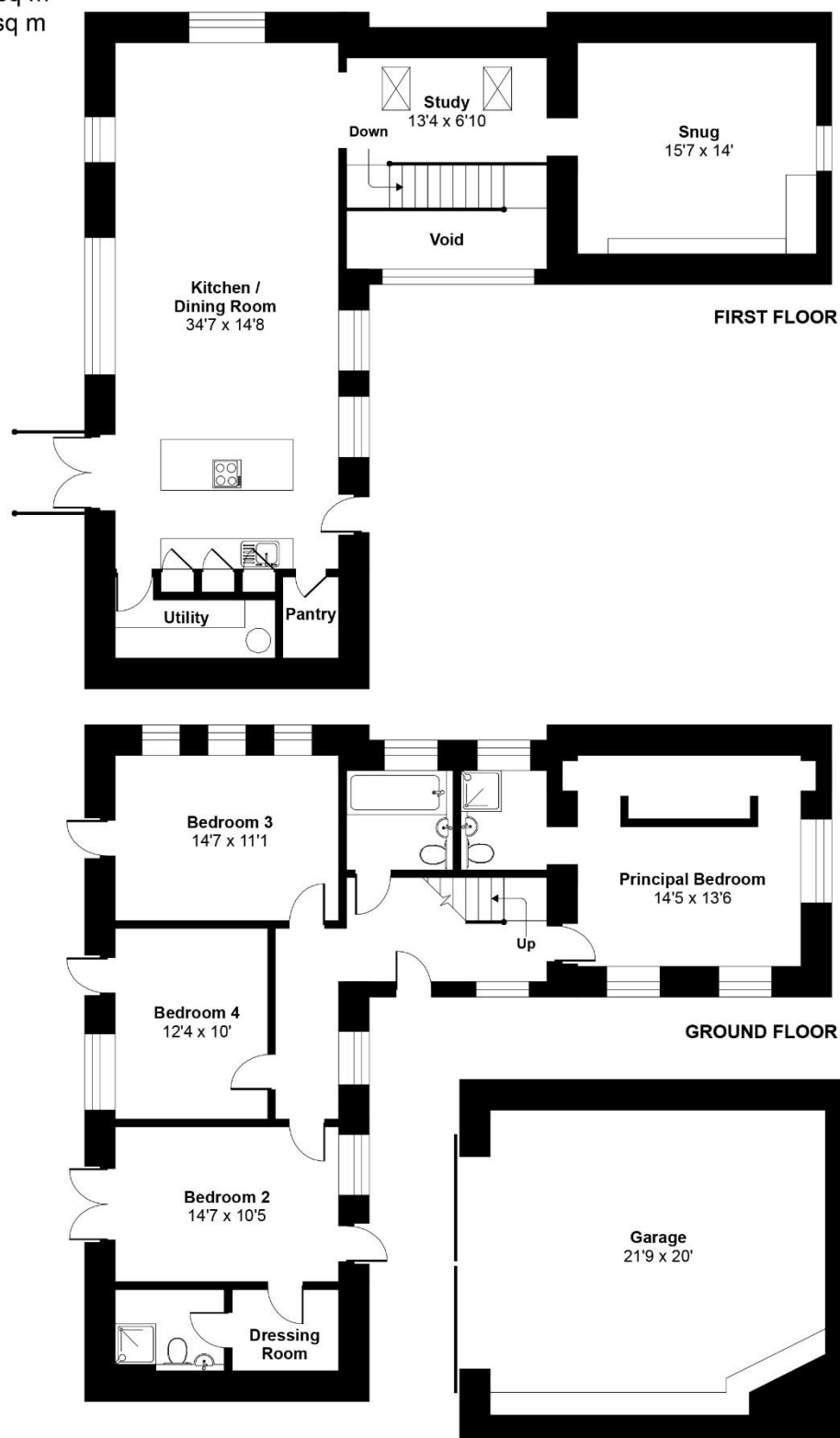
## Green Lane, Fowey

Approximate Area = 1978 sq ft / 183.8 sq m (excludes void)

Garage = 426 sq ft / 39.6 sq m

Total = 2404 sq ft / 223.3 sq m

For identification only - Not to scale



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023. Produced for Lillicap Chilcott. REF: 1004797



