

5 COLLON FIELD, LERRYIN, LOSTWITHIEL, PL22 0QN



A well appointed three bedroom semi-detached house, situated within a small cul-de-sac development on the fringes of this delightful riverside village.

Accommodation Comprises:- Hallway, lounge, kitchen/diner, landing, three first floor bedrooms, bathroom, separate W.C, electric night storage heating, uPVC double glazing, off-road parking for two cars, gardens and countryside views.

£280,000

SITUATION

The picturesque village of Lerryn offers a superb setting at the head of a creek on the tidal reaches of the River Lerryn, which forms part of the Fowey Estuary. The village boasts a range of facilities including a Primary School, general store, village hall and the Ship Inn pub. Boating enthusiasts can gain access onto the river and there are stunning walks along the river banks into woods owned by the National Trust on one side and private woodland on the other. Three miles North-West lies the historic town of Lostwithiel which offers a wider range of shopping facilities and public services.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

uPVC double glazed front entrance door opening into:-

Hallway

Night storage heater. Built-in cloak cupboard enclosing the electric consumer unit. Built-in under stairs cupboard. Stairs to first floor. Door to kitchen/diner. Door into:-

Lounge

13' 9" x 11' 2" (4.20m x 3.40m) Tiled fireplace and hearth. Night storage heater. uPVC double glazed window to front elevation.

Kitchen/Diner

17' 7" x 10' 4" (5.37m x 3.16m) Matching range of cream shaker style wall, base and drawer units with rolled edge worktops. Inset sink and drainer with mixer tap. Belling electric cooker with oven, grill, hob and extractor over. Space and plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Extractor fan. Night storage heater. Fluorescent light. uPVC double glazed window to rear elevation. uPVC double glazed door to rear garden.

FIRST FLOOR

Landing

Access to a fully insulated loft space. Built-in airing cupboard enclosing a factory insulated hot water storage cylinder with twin immersion. uPVC double glazed window to side elevation. Doors to bedrooms, bathroom and separate W.C.

Bedroom One

12' 3" x 9' 2" (3.73m x 2.79m) uPVC double glazed window to front elevation with views over surrounding countryside.

Bedroom Two

12' 0" x 8' 10" (3.65m x 2.68m) uPVC double glazed window to rear elevation.

Bedroom Three

9' 0" x 8' 2" (2.75m x 2.48m) (Maximum) uPVC double glazed window to front elevation with views over surrounding countryside.

Bathroom

5' 10" x 5' 3" (1.79m x 1.59m) Matching suite comprising:- Panelled bath and pedestal wash hand basin. Obscure uPVC double glazed window to rear elevation. Extractor fan. Shaver socket. Part tiled walls. Dimplex electric wall heater.

Separate W.C

Low level W.C and wash hand basin with tiled splashback. Obscure uPVC double glazed window to rear elevation.

OUTSIDE

Brick paved driveway with parking for two cars. Steps and pathway leading to the front door with garden beside and attractive flowerbeds. A wooden gate to the side of the property opens to a secluded garden area with greenhouse. Pathway leading to a delightful rear garden, featuring a seating area laid with stone chippings, timber shed and a south facing garden.



SIDE GARDEN



REAR PATIO

ENERGY RATING

D(58).

COUNCIL TAX

Cornwall Council. Tax Band 'B'.

DIRECTIONS

Heading down the hill towards Lerryn from Lostwithiel direction, turn left at the first junction before the bridge. Continue on this road until Collon Field is identified on the left. No.5 is located in the top left-hand corner of the cul-de-sac.



LOUNGE



VIEW FROM BEDROOM ONE



KITCHEN



BEDROOM TWO



DINING AREA



BEDROOM THREE



BEDROOM ONE



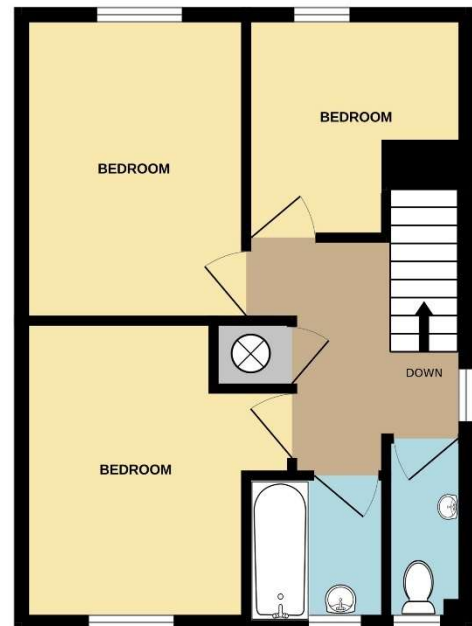
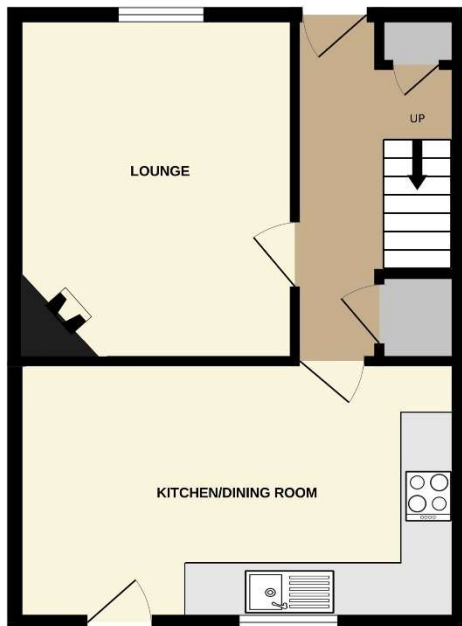
BATHROOM



REAR GARDEN

GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2024

FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)

Members of the NAEA



St Austell

18 Duke St, St Austell
PL25 5PH
01726 73483
staustell@jefferys.uk.com

Lostwithiel

5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

Liskeard

17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. IN ACCORDANCE WITH GDPR (GENERAL DATA PROTECTION REGULATION): Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent and the "Experts in Property" of which Jeffery's is a member for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.