



Furzeball Cottage



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Lanteglos, Fowey, PL23 1NQ

Plymouth City Centre 34 Miles. Exeter Airport 80 Miles. St Austell 18 Miles.

A delightful, detached four-bedroom cottage situated within generous and attractive grounds of approx. 1 acre.

- Well Presented Detached Cottage
- Four Bedrooms
- Detached Double Garage/Workshop with Storage Area Above
- Council Tax Band F
- Three Reception rooms
- Three Bathrooms
- Yoga Studio
- Freehold

Offers In Excess Of £800,000

This charming detached property is located in an elevated and peaceful position and yet accessible. The parish of Lanteglos, nestles close to the strikingly beautiful Fowey Estuary amongst the lush and green rolling farmland of South East Cornwall. Fowey is a haven for boating enthusiasts with glorious sailing waters as well as an ideal location for canoes, kayaks and gigs. Furzeball Cottage represents a rare opportunity to acquire a refurbished and extended home with an abundance of character, comprising three attractive reception rooms, four double bedrooms and three bathrooms. A particular feature of the property are the delightful gardens, which have been thoughtfully planted and are well stocked with mature shrubs and plants and boasts a recently built large Garden Studio currently utilised for Yoga classes. Other external benefits include a large double garage with storage and Vegetable garden.


Oil fired central heating. Solar panels with circa 4 kw. Mains electricity. Private drainage. Pressurised hot water and heating system with heat exchanger using Aga and Solar panels. There is no flood risk for this property. Based on the latest data available to Ofcom EE mobile coverage and Ultrafast broadband are available at the property.





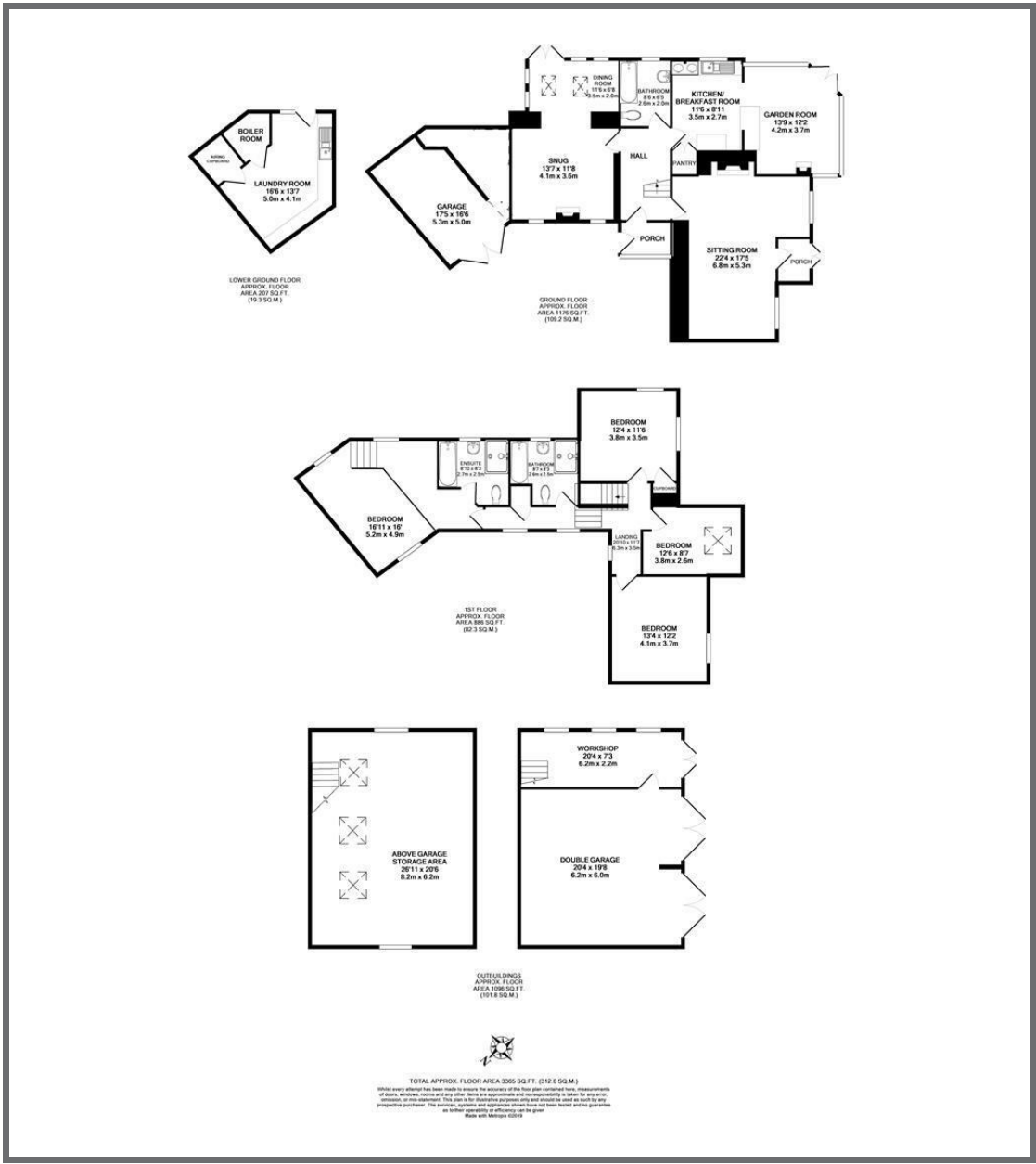
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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