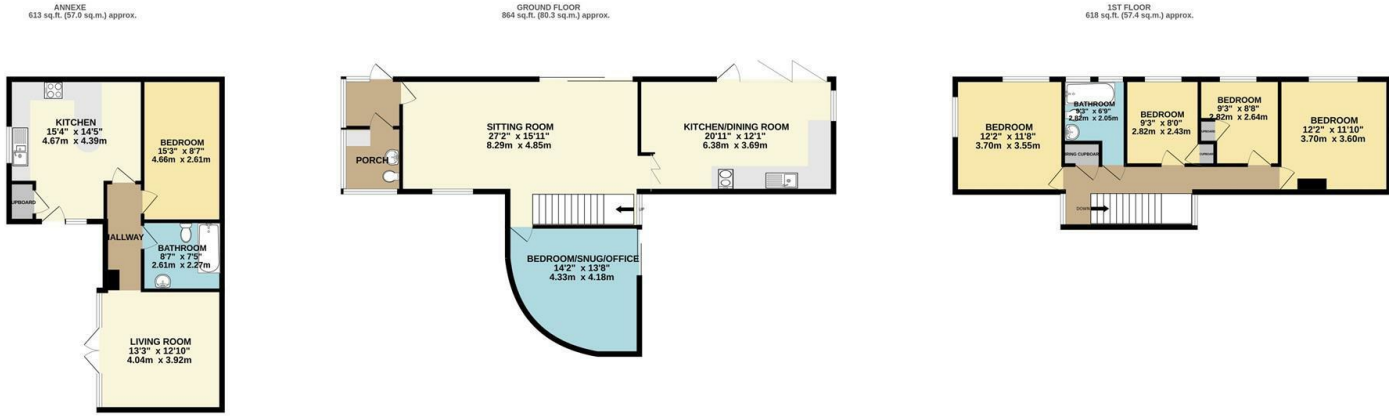




**FIG TREE HOUSE WOODLAND AVENUE,  
TYWARDREATH, PL24 2PL  
GUIDE PRICE £525,000**



**TOTAL FLOOR AREA : 2095 sq.ft. (194.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**RARE OPPORTUNITY TO PURCHASE A 4-BEDROOM DETACHED FAMILY HOME, WITH A 1-BEDROOM SELF-CONTAINED ANNEXE. SITUATED IN THE PRETTY AND POPULAR VILLAGE OF TYWARDREATH, CLOSE TO THE PRIMARY SCHOOL AND LOCAL AMENITIES. ANNEXE PROVIDES OPPORTUNITY FOR INCOME OR ACCOMMODATION FOR EXTENDED FAMILY. PARKING FOR MULTIPLE VEHICLES.**

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**Fig Tree House Woodland Avenue, Tywardreath, Tywardreath, PL24 2PL**

**LOCATION**

Tywardreath is a pretty, historic village located between Fowey and Par. It has a fantastic community spirit, with the pub and bistro very much the heart of the village, highly regarded butchers, church and primary school. Within a 10-15 minute walk is the village of Par which has many additional amenities, including doctors, library, post office and convenience stores, as well as Par Beach which is dog friendly all year round.

The village is perfectly positioned to access the South Cornish Coast, the Eden Project, and the popular sailing waters of Fowey. There are many attractive local walks including the Saints' Way that passes through the village. Newquay airport and the towns of St Austell, Lostwithiel and the City of Truro are within easy reach. It has excellent transport links with a regular bus service to Fowey and St Austell, and the nearby railway station in Par is on the main line from Penzance with frequent services to London Paddington.

Fig Tree is located in a convenient position, within easy walking distance of the primary school, local amenities and the mainline railway station.

**ACCOMMODATION**

The current owners have modernised and reconfigured the property, making the most of the space and creating a fabulous kitchen/dining room and a large sitting room.

The kitchen/dining room is a fantastic social space, great for family get-togethers or social gatherings. Large trifold doors peel back, bringing the outside in on sunny days. The modern and sleek kitchen has ample storage units, with an integral double oven, dishwasher and upright fridge freezer.

From the kitchen, a door leads through to the sitting room, which has patio doors drawing in plenty of light, making for another spacious and social room. In the corner is a wood-burning stove, making the room cosy on those cooler evenings. A door leads out to the porch, which has a separate WC, sink and plumbing for the washing machine and space for a tumble dryer. There is plenty of room to store coats and shoes, and a useful entrance to the property if the weather is inclement!

From the sitting room, a door opens into a second reception room which could be a study, gym, office or bedroom. A door leads out to the rear garden.

An open tread staircase rises to the first floor, which comprises of 4 bedrooms, two double and two single bedrooms. Views can be enjoyed over the rooftops to the countryside and a glimpse of St Austell Bay from the large double bedroom.



**THE ANNEXE**

Fig Tree boast a 1-bedroom self-contained stone-built annexe which can either provide an income through letting or extra accommodation for guests or family. The accommodation is all on one level, so it could be suitable for either elderly relatives or someone with mobility issues.

The front door opens to a kitchen/dining room with a range of base and wall units. The hallway leads to the bedroom, shower room and living room, which has double doors opening to the paved driveway. The living room is made cosy and snug by a wood-burning stove.

**OUTSIDE**

There is a gravelled and paved parking area which, depending on the size of vehicles, could accommodate 4 cars. Within the parking bay is a stone store, useful for storing wood and/or other paraphernalia.

From the parking area, you can gain entry to the annexe, or steps take you up to Fig Tree.

To the front of the property is a decked sitting area off the kitchen/dining room, a great space to relax in the sun or socialise with family and friends.

A path leads around to the rear of the property, which has a wooden shed, a little pond, and continues back around to the front. Entering Fig Tree can be either through the kitchen, sitting room or porch.

**EPC RATING - D**

**TENURE - FREEHOLD**

**COUNCIL TAX BAND - D**

ANNEXE IS COUNCIL TAX BAND -A

**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.

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