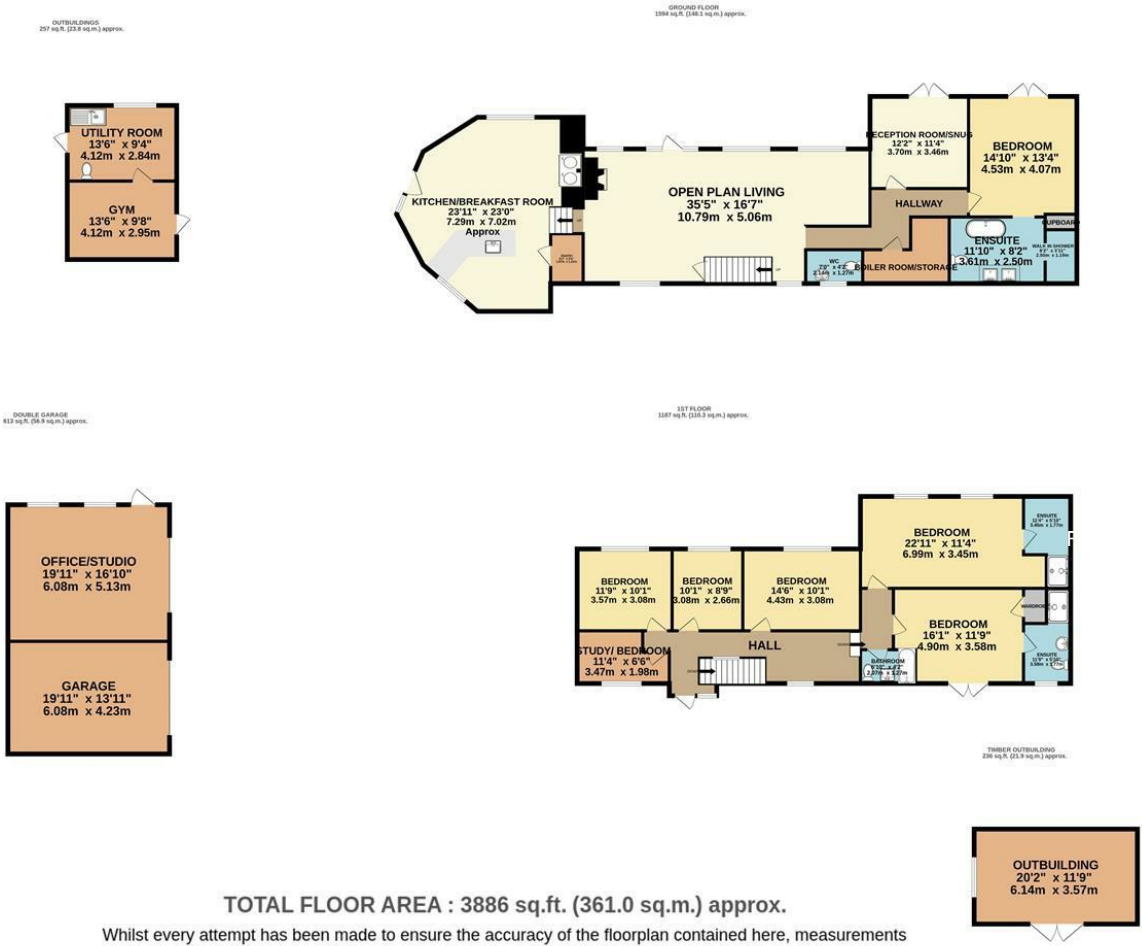




THE MILL HOUSE ,  
LANTEGLOS NR FOWEY, PL23 1NA  
GUIDE PRICE £1,250,000



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**BEAUTIFUL FAMILY HOME LOCATED IN A PICTURESQUE SETTING, CLOSE TO THE ESTUARY AND BOAT LAUNCHING FACILITIES. A SPACIOUS DETACHED HOUSE WITH FLEXIBLE ACCOMMODATION AND LARGE GARDEN WITH LOVELY VIEWS OVER NEIGHBOURING COUNTRYSIDE. HOME OFFICE, GYM AND SCOPE FOR SEPARATE ANNEXE (subject to necessary permissions). HORSESHOE DRIVEWAY AND PARKING FOR SEVERAL VEHICLES.**



## The Mill House Lombard, Lanteglos Nr Fowey, Cornwall, PL23 1NA

### THE LOCATION

Positioned half a mile upstream from Fowey, on the eastern bank of Fowey River, and set in a south-west facing position close to Mixtow Pill. Fowey's beautiful natural harbour provides deep water access at all states of the tide and is one of the most popular sailing areas along the coast of Cornwall. Two local yacht clubs organise competitive sailing throughout the summer months and Fowey Harbour Commission maintain the well run port for the benefit of leisure and commercial craft alike. The town also supports a wide range of excellent restaurants, tea rooms, Public Houses and shops.

The immediate area is surrounded by many miles of delightful coast and countryside, much of which is in the ownership of the National Trust. There are several good golf courses within easy reach and good road links to the motorway system via the A30/A38 and a mainline railway station can be found at Par, approximately 6 miles to the west.

### DISTANCES

Plymouth 34 miles | Truro 40 miles | Exeter 72 miles

### THE PROPERTY

The property was historically a working mill house and was converted from a barn during the late 1990s with an extension constructed during the mid-2010s. The accommodation is arranged over two floors, with lovely views over neighbouring fields and the river from almost every room making for an ideal family home, or spacious second home.

The flexible accommodation layout allows for various possibilities, whether you desire a cosy family home or a spacious retreat for entertaining. There is easy scope to change the property (subject to necessary permissions) due to the flexible nature of the accommodation and separate entrances to the property.

### ACCOMMODATION

The spacious accommodation comprises an impressive round-house kitchen/dining/living room with fabulous gallery ceiling and large picture window overlooking the rear garden and countryside beyond. The well appointed and newly fitted kitchen has an island unit offering plenty of storage and workspace and there is space for a dining table if required or sofas. Steps lead down to a very generous sitting room with double doors opening to the rear patio and a natural stone fireplace and wood burner. There is an area large enough for a sizeable dining table.

A hallway from the sitting room leads to a further reception room, currently used as a play room, with doors opening to the garden. A principal double bedroom has a spacious and elegant en suite bathroom with separate walk in shower. French doors open to the rear patio from the bedroom.

Stairs lead to the first floor, where there are a further 5 bedrooms, two of which benefit from stylish en suite shower rooms. There is a further room currently used for storage/walk in wardrobe, but may suit as an office. There is a family bathroom room on this level. One of the double bedrooms has a door opening to a small timber patio, providing access to the driveway. Separate access from the driveway is available via a timber walkway leading to the first-floor landing.



### OUTSIDE

The property benefits from a large garden with a natural stream running along one side. The gardens extend to approximately just under an acre and laid mainly to lawn and surrounded by hedging or fencing. A paved patio runs along the front area of the property and a further patio is situated to the side of the kitchen.

The horseshoe driveway is partly gravelled with parking for several vehicles and leads through to a paved drive with EV charger and with further access to a second gateway. A substantial outbuilding, currently configured as a home office/studio has plumbing, electric and internet in place and with separate storage area could easily be configured as a separate annexe for dependent relative or income stream (subject to necessary consents). A further outbuilding is currently home to a gym and utility room with electricity and plumbing. There is also a timber outbuilding which is suitable for further garaging or stabling if required, currently used for storage.

### DIRECTIONS

From the hamlet of Middle Taphouse on the A390 head south along the B3359 signposted to Pelynt and West Looe. Follow the signs along this road to Lanteglos, after which take the first turning right into a single track lane. Follow this road to T-junction. Turn right and the property for sale will be found on your immediate left hand side.

### VIEWINGS

Strictly by appointment with May Whetter & Grose, Estuary House, 23 Fore St, Fowey PL23 1AH. Tel: 01726 832299 Email: info@maywhetter.co.uk

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What3words ///streak.stage.quirky

### EPC RATING - E

### COUNCIL TAX BAND - F

### SERVICES

Oil fired central heating, mains electricity, mains water and private drainage.

### FREEHOLD

### LOCAL AUTHORITY

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR

[www.maywhetter.co.uk](http://www.maywhetter.co.uk)

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