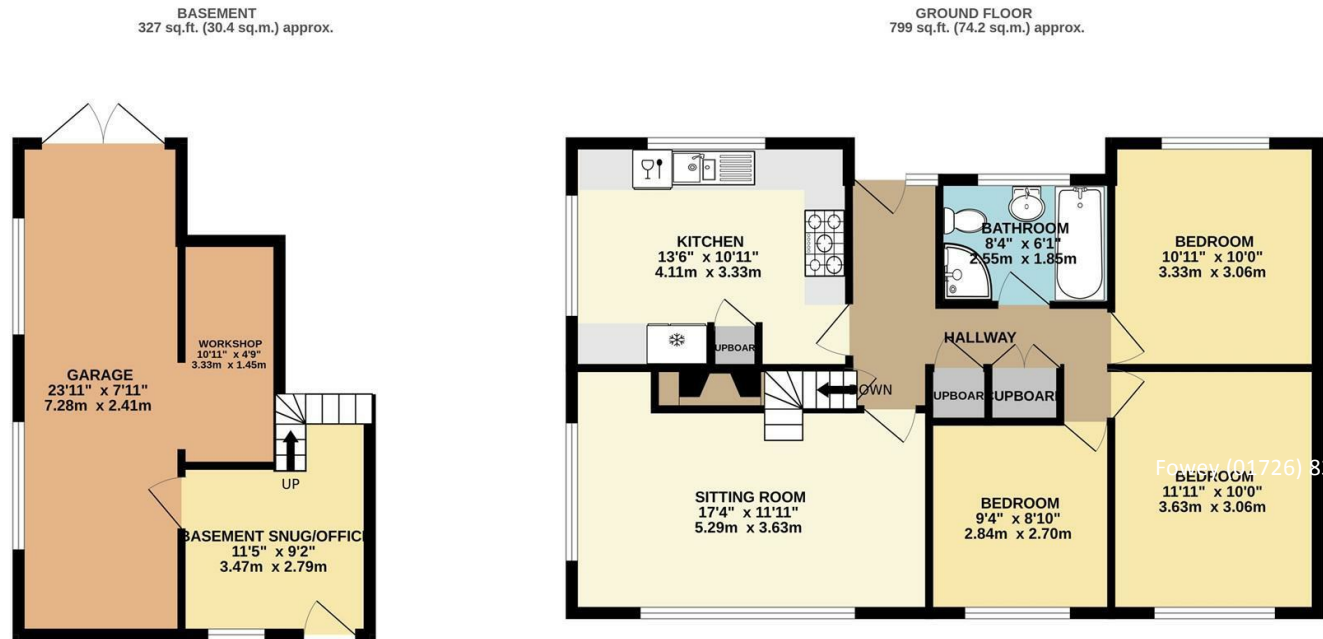
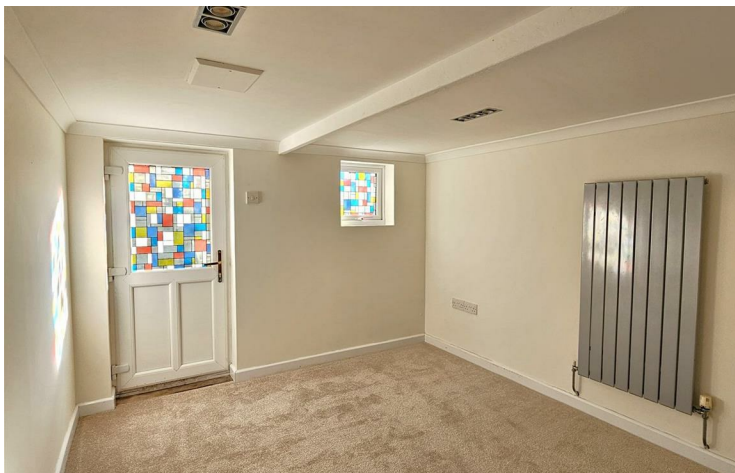




**COBBLE BARN VICARAGE LANE,  
TYWARDREATH, PL24 2PF  
GUIDE PRICE £365,000**



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 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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**A DETACHED THREE BEDROOM BUNGALOW LOCATED IN THE LOVELY VILLAGE OF TYWARDREATH. REAR GARDEN, GARAGE AND BASEMENT SNUG. \*SELLING CHAIN FREE, VACANT POSSESSION\*\***

**Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991**  
 Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.



Cobble Barn Vicarage Lane, Tywardreath, Cornwall, PL24 2PF

**The Location**

Tywardreath is a pretty village located between Fowey and Par. It has a fantastic community spirit that revolves around the local village pub, church, primary school and village convenience store. Within a 15 minute walk is the village of Par which has many local amenities including doctors, library, post office, sports field with running track and convenience stores as well as Par beach which is dog friendly all year round. It also has excellent transport links with a railway station in Par on the London Paddington to Penzance line.

The nearby historic Harbour Town of Fowey is a popular sailing centre with two thriving sailing clubs, an annual regatta and literary festival. A good range of shops and businesses, award-winning restaurants, hotels and public houses have established Fowey as a popular high-quality holiday destination. Fowey sits in an Area of Outstanding Natural Beauty and includes a glorious coastline, rugged uplands and tranquil wooded river valleys. The spectacular Lost Gardens of Heligan and world famous Eden Project, two of the Great Gardens of Cornwall, are an easy drive from Fowey and Tywardreath.

**The Property**

A three bedroom spacious property that provides the opportunity to make the perfect home.

Accessed via Vicarage Lane, steps from the driveway lead up to the front door. The front door opens to a hallway, with doors leading off to a sitting room, kitchen, bathroom, three well-sized bedrooms and useful storage cupboards.

The kitchen comprises plenty of storage units, range cooker oven, American style fridge freezer, integrated dishwasher and ceramic sink. There are windows to the front and side elevation.



The sitting room houses a wood burner with slate hearth and surround. Two windows to the side and rear elevation make the room light and spacious.

A door from the hallway opens to a narrow stairs that lead down to a basement snug. This can be accessed from the rear garden or garage and could make an idea office or hobby room. The ceiling is low and the stairs to the hallway are narrow and steep.

A door opens into the garage which has a space for a workshop and separate store area.

**The Outside**

The bungalow fronts onto a driveway with space for approximately four/five vehicles and sits on top of the generous sized garage. The rear garden is a level plot and can be accessed from either side of the property. The garden comprises a grass lawn and paved patio area, which is bordered by fencing and trees.

**Local Authority**

Cornwall Council

**EPC - D**

**FREEHOLD**

**Council Tax Band - C**

**Services**

None of the services, systems or appliances at the property have been tested by the Agents.

**Viewing**

Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH. Tel: 01726 832299 Email: info@maywhetter.co.uk