



LAND @ 21 TEHIDY ROAD,
PAR, PL24 2PF
PRICE GUIDE £150,000



A RARE OPPORTUNITY TO PURCHASE A PLOT OF LAND IN THE MUCH SOUGHT AFTER LOCATION OF TEHIDY ROAD, TYWARDREATH. PLANNING PERMISSION HAS BEEN GRANTED TO BUILD A DETACHED, REVERSE ACCOMMODATION, THREE BEDROOM HOME. CLOSE TO ALL AMENITIES INCLUDING SHOPS, DOCTORS, BEACH AND RAILWAY STATION.

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LOCATION

Tywardreath is a pretty village situated on the sheltered South Coast of Cornwall and located between Fowey and Par. It has a fantastic community spirit which revolves around the local village pub, church and primary school.

There are good road links to the motorways via the A38/A30 plus up to 26 trains each day from Par to London, Paddington. There are also flights to London Heathrow and other destinations from Newquay.

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 business, 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 building plot is in a very convenient location close to the boundary of Par. All amenities for both Tywardreath and Par are a short walk away including the railway, the beach, shops and doctors.

LAND



The rectangular shaped plot is approximately 377SQM and is accessed via Tehidy Road. Planning permission has been granted for a three bedroom detached, reverse living, family home. On the ground floor are three double bedrooms with the principal bedroom having the benefit of a dressing room and en suite. The first floor is a large, open plan living area great for entertaining and, due to the reverse accommodation, will enjoy beautiful countryside views. Also on the first floor is a useful utility area and separate cloakroom.

The design of the property, with Velux windows in the roof, was created to offer flexibility to a buyer. Another floor could be added to provide a fourth bedroom and an en suite, subject to consent.

The plans show off road gravel parking for two cars and a rear garden.

Please contact us for more information.