



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR41733276

Offers over £1,000,000

Langarth,
Lankelly Lane, Fowey, Cornwall, PL23 1HN

FREEHOLD



Situated on a quiet lane yet just minutes from the bustling harbour of Fowey, a contemporary detached reverse level house with driveway parking, detached double garage, separate studio/hobbies room and a well established south facing garden. With over 2,600sq.ft. of beautiful and immaculately presented accommodation, including a stunning 28' long kitchen/dining room, a separate living room and 4 bedrooms. A broad balcony off the first floor accommodation faces south and provides a wonderful outlook over countryside and with glimpses of the sea in the distance. Within very easy reach of a vast array of shops, restaurants and the water.





SUMMARY OF ACCOMMODATION – In all, about 2,005sq.ft. plus garage and studio/hobbies room

Ground Floor Porch, entrance hall, principal bedroom with dressing area and en-suite shower room, 3 further double bedrooms, family bath/shower room, utility room.

First Floor Landing, wc, open-plan kitchen/dining room, living room with balcony off.

Outside Gravelled driveway, detached double garage, externally accessed studio/hobbies room. South facing lawned rear garden and sun terrace.



DESCRIPTION

Langarth was built, we understand, in 1970 and is completely unrecognisable from when the current owners purchased in 2021, having been thoroughly renovated, refurbished and extended to create what is now a contemporary house of over 2,600sq.ft of reverse level accommodation, including a detached garage and a separately accessed studio which is currently used as a hobbies room.

A gravelled driveway to the front provides plenty of parking and leads to the detached double garage at the far end. The driveway is bound by a small area of lawn with a Cornish hedge and is full of colourful, mature trees and shrubs offering great privacy from Lankelly Lane.

The entrance vestibule is very impressive, full of light with exposed stone walls and opens to a welcoming entrance hall which in turn leads to the four bedrooms. At one end there is a large principal bedroom with its own dressing area, en-suite shower room and doors opening to the sun terrace and rear garden. There is a beautifully appointed family bathroom, plenty of storage, a large utility room and a beautiful staircase leading to the first floor with a part galleried landing above.



The first floor accommodation is most impressive with a broad 28' long triple aspect kitchen/dining room with windows overlooking the driveway, and on the opposite wall, facing south over the garden and neighbouring countryside. Sliding doors open to the broad composite decked balcony with frameless glass balustrading which in turn links to the living room.

The kitchen is beautifully appointed with a large broad central island which also serves as a breakfast bar and a range of integrated appliances including a very impressive double fronted pull out pantry style cupboard. Integrated appliances include two Neff ovens, one of which is a combination oven with a warming drawer under, an induction hob, dishwasher and a full height fridge and full height freezer.

Double doors open to the 23' long living room which also has sliding doors out onto the aforementioned balcony and from which, facing south, provide glimpses of the sea in the distance. There is also a contemporary woodburning stove set upon a slate hearth and windows overlooking the front driveway and side balcony respectively. Also, off the kitchen is a wc and another storage cupboard.

Outside, attached to Langarth but separately accessed, is a large studio with a separate wc – a triple aspect room with two Velux skylights and a rear door opening to the garden which could serve a multitude of uses.

The rear garden is an absolute delight, facing south with a broad dark grey porcelain paved sun terrace, which is covered to one side by virtue of the balcony above, and is perfect for a morning cup of coffee or an evening glass of wine. The garden itself is mainly laid to lawn with a vast array of colourful mature shrubs, plants and trees and offers great shelter and privacy as well as an abundance of colour and intrigue. A spiral staircase from the sun terrace ascends to the aforementioned balcony which broadens to one side, has a composite decked floor and glass balustrading and is a lovely spot from which to enjoy alfresco dining or just simply while away the hours enjoying the view, peace and privacy.

When refurbishing Langarth, our clients had a very firm eye on the property's eco-credentials and installed solar panels and a storage battery with the panels providing enough energy during the summer at least to recharge the battery, export to the grid and to heat the hot water cylinder. There is underfloor heating in the kitchen, upstairs wc, living room, principal bedroom and en-suite and the family bathroom.

In all, an exceptional detached contemporary house, which offers versatile accommodation, peace, privacy, glimpses of the sea and glorious south facing gardens, all just a short distance from one of the most sought after spots on the south Cornish coast.



LOCATION

Langarth is situated about half way along Lankelly Lane which is a quiet residential lane on the rural fringes of Fowey and is within very easy reach of the harbour, water and a vast array of shops and restaurants.

The high street and town quay offer, along with shops and restaurants, a number of galleries and inns and hold events such as the Royal Regatta, The Daphne Du Maurier Festival, the Christmas market and regular live music performances.

Fowey has long been regarded as one of the premier harbourside towns in Cornwall and is without doubt one of the most sought after spots along the south Cornish coast for sailors and holidaymakers alike, whilst also maintaining a buoyant social calendar all year round due to the thriving local community and the fact that a number of the residents live there full time, with the secondary school found between Lankelly Lane and the main town.

Between them, the Fowey Gallants and the Royal Fowey Yacht Clubs hold racing throughout the year and offer a welcoming reception to cruising sailors. The town has a rich seafaring heritage, growing from a fisherman's village to a naval seaport in the 14th Century and is rumoured to have been a base for pirates! Fowey is renowned for its safe, deep water anchorage and excellent sailing facilities and has year round activity, including extraordinarily large ships which dock further upriver and create quite a spectacle on their arrival. A car passenger ferry links Fowey with Bodinnick on the other side of the river and runs during daylight hours and there are also water taxis and a ferry to Fowey's neighbour, Polruan where there are further inns and stunning rugged coastal walks. Although the coastline around Fowey is its most prominent feature, the creeks of the River Fowey and the wooded valleys leading away from them are also endearingly beautiful with many gorgeous walks and pretty waterside villages. There are many areas of National Trust land to explore and the Lost Gardens of Heligan, Boconnoc Estate and the Eden Project are all within easy striking distance.

Although Fowey has everything one would need for day to day services including a leisure centre, primary and secondary schooling, the nearby large town of St Austell has a complete range of services including supermarkets. The main Penzance to London Paddington railway line passes through Par, about 3 miles away and gives simple access to London with travel times of around 4 hours. The A390 passes nearby and links via Plymouth to the motorway network at Exeter.

THE ACCOMMODATION COMPRISES **(all floor plans and dimensions are approximate)**

From the gravelled driveway to the front, a broad dark grey porcelain paved step leads to the front door with triangular top light and side lights which opens to:-

PORCH With exposed stone wall, radiator and door with opaque glass side light opening to:-

ENTRANCE HALL With turning staircase with window at half level landing and storage space under ascending to the first floor, linen cupboard with built-in shelving, cloaks cupboard with hanging rail, airing cupboard with built-in shelving and hot water cylinder and doors to:-



PRINCIPAL BEDROOM – 15' max x 13' plus dressing room (9'8" x 5'9") A large double bedroom with sliding doors opening to a dark grey porcelain paved sun terrace and overlooking the rear garden, further window overlooking the side garden. Underfloor heating.

DRESSING AREA With large window overlooking the rear garden and freestanding wardrobes (available by separate negotiation). Door to:-

EN-SUITE SHOWER ROOM With large walk-in shower cubicle with additional rain shower head, broad wash basin with vanity cupboards under and beside with LED backlit mirror over, contemporary wc with concealed cistern and bidet, chrome ladder style heated towel rail, opaque glass double glazed window overlooking the front driveway. Underfloor heating.

GUEST BEDROOM – 10'10" x 10'8" A double bedroom with double glazed double pane window overlooking the sun terrace and rear garden, radiator.

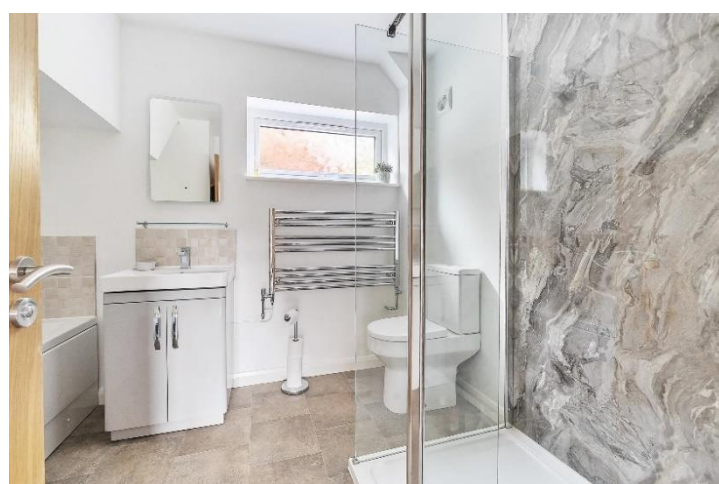
BEDROOM 3 – 11'3" x 8'8" plus recess A double bedroom with double glazed double pane window overlooking the sun terrace and rear garden, radiator.

BEDROOM 4 – 9'10" x 8'4" A double bedroom with double glazed window overlooking the front driveway and a radiator.

UTILITY ROOM – 9'9" x 7'5" max wall to wall With double glazed uPVC door opening to the sun terrace and out to the garden, large double glazed window overlooking the side garden, soft grey soft close base units under a quartz effect worktop with large inset Caple sink and drainer, space and plumbing for a washer and a dryer, wall mounted unit and two near floor to ceiling high matching shelved cupboards, one with the boiler housed inside. Solar panel convertor and storage battery.

FAMILY BATH / SHOWER ROOM With walk-in shower cubicle, wc, wash basin with vanity cupboard under and LED backlit mirror above, panelled bath with shower head attachment, broad chrome ladder style heated towel rail, opaque glass double glazed window overlooking the front driveway, underfloor heating.

From the entrance hall, a beautiful wooden staircase with glass balustrading and tall window at half level landing ascends to:-



FIRST FLOOR

KITCHEN / DINING ROOM – 28'2" x 18'8" A stunning triple aspect room with two large windows and sliding door open to the decked balcony, facing south overlooking the garden and with glimpses between the trees out to the sea beyond. Two further windows opposite overlooking the front driveway and window at half level landing allowing more light in. Underfloor heating.



KITCHEN Comprising a range of soft grey and indigo blue base units and drawers under a light Mistral acrylic based worksurface. Integrated appliances include an AEG four ring induction hob with ceiling mounted extractor hood over with LED lighting, dishwasher, one Neff hide and slide oven, further Neff oven/microwave combi with warming drawer under, full height Blomberg fridge and separate freezer, double fronted pull out pantry style cupboard. Broad central island which also serves as a breakfast bar. Above the ovens is a further window with deep sill under which faces east.

The room is large enough to also serve as a dining room and further reception space with a lovely outlook through the sliding doors and the frameless glass balustrading on the balcony. Door to:-

WC With wc, wash basin and pedestal, small ladder style heated towel rail, double glazed window facing east. Underfloor heating. Door to:-

STORAGE CUPBOARD With built-in shelving.

From the dining/reception area, part glazed double doors open to:-



LIVING ROOM – 23'8" max x 13' A glorious triple aspect room with double glazed double paned window overlooking the front driveway, further double glazed window overlooking the composite decked balcony to the side and sliding patio doors with triangular top light above facing south overlooking the garden, countryside beyond and out to sea and which open to the decked balcony. Underfloor heating.

DECKED BALCONY – 37' x 16'8"

With frameless glass balustrading, facing south overlooking the garden, trees, rooftops, countryside and out to the sea in the distance. To one side it broadens with a step to eaves storage above the hobbies room/studio and frosted glass tall balustrading and a spiral staircase which descends to the garden and sun terrace below.



OUTSIDE

To the front of Langarth is a gravelled driveway with adjacent lawned border with mature hedging and an array of colourful trees and plants. The driveway provides parking for numerous vehicles plus turning space and leads to:-

DETACHED DOUBLE GARAGE – 16'6" x 16'6" With electrically operated roller double width door, lighting, power and loft access hatch.



STUDIO / HOBBIES ROOM – 22' x 17'6" max wall to wall A triple aspect room with windows overlooking the front drive, side and rear garden plus a uPVC part glazed door opening to the sun terrace and rear garden, two slim Velux skylights, door opening to the front driveway and door to:-

WC With wc, wash basin with pedestal and a small chrome ladder style heated towel rail.

Between the garage and hobbies room a gate opens to the side garden where there is storage space and an open-fronted log store, shed and a greenhouse plus a path which leads to the lawned rear garden.

The rear garden faces south, is mainly laid to lawn and is full of beautiful colourful mature trees and shrubs which offer great intrigue and privacy. A broad dark grey porcelain paved sun terrace, which is partly undercover due to the balcony above, offers a great space for alfresco dining and outside entertaining. The garden is bound by mature hedging in part.



GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE PL23 1HN.

SERVICES Mains water, electricity and gas. Drainage is a combination of mains and a soakaway. Underfloor heating in the kitchen, first floor wc, living room, principal bedroom and en-suite and the family bathroom. Radiators in the rest. Solar panel convertor and storage battery.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Ultrafast broadband available – 1000 Mbps highest available download speed. 1000 Mbps highest available upload speed. (Source: Ofcom). Our clients are aware that Wildanet have put fibre along Lankelly Lane so there is now fibre to the premises (FTTP) available.

COUNCIL TAX BAND F (see www.mycounciltax.org.uk).

DIRECTIONS Coming into Fowey from the Tywardreath direction, along the B3415, passing a Co-op on your right hand side, you will arrive at a mini roundabout with a bus shelter opposite and signs directing you to the town centre on your left. At this roundabout, take the right hand turn signed Coombe and Lankelly. This is Lankelly Lane, proceed along Lankelly Lane and after a short distance the road opens up a little bit to the left hand side and you will see a stone wall with a name plaque saying Langarth on your left hand side. Please also see What3words.

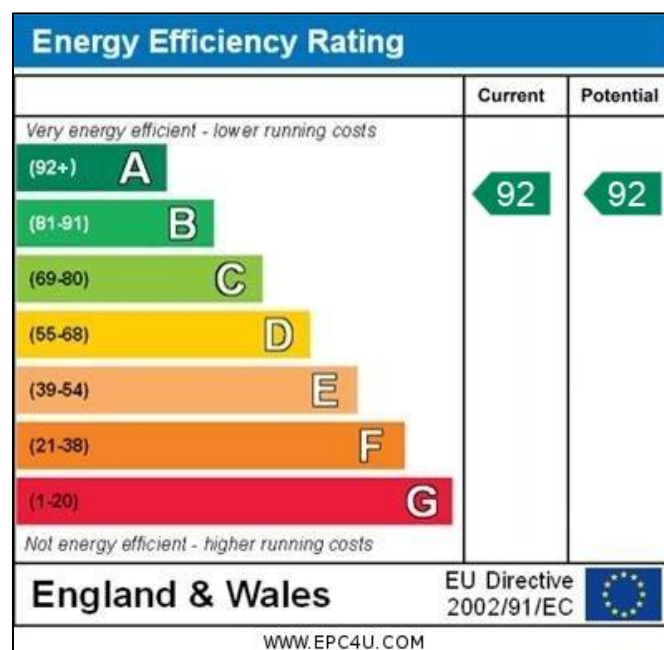
WHAT3WORDS ///winners.dispenser.partied

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, including the broadband speed and mobile phone coverage, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.

Langarth, Lankelly Lane, Fowey

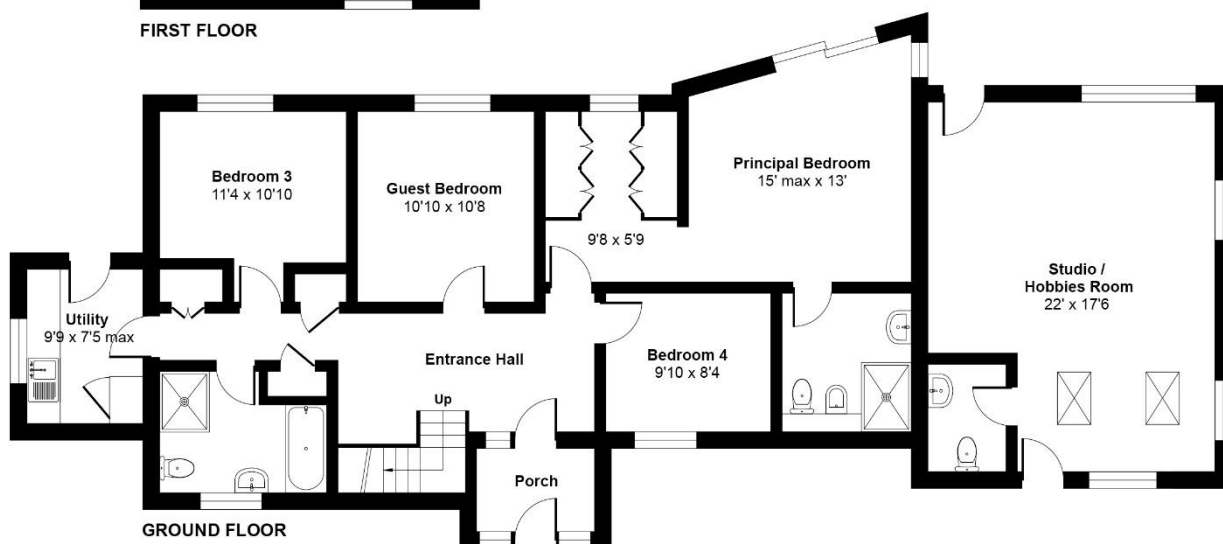
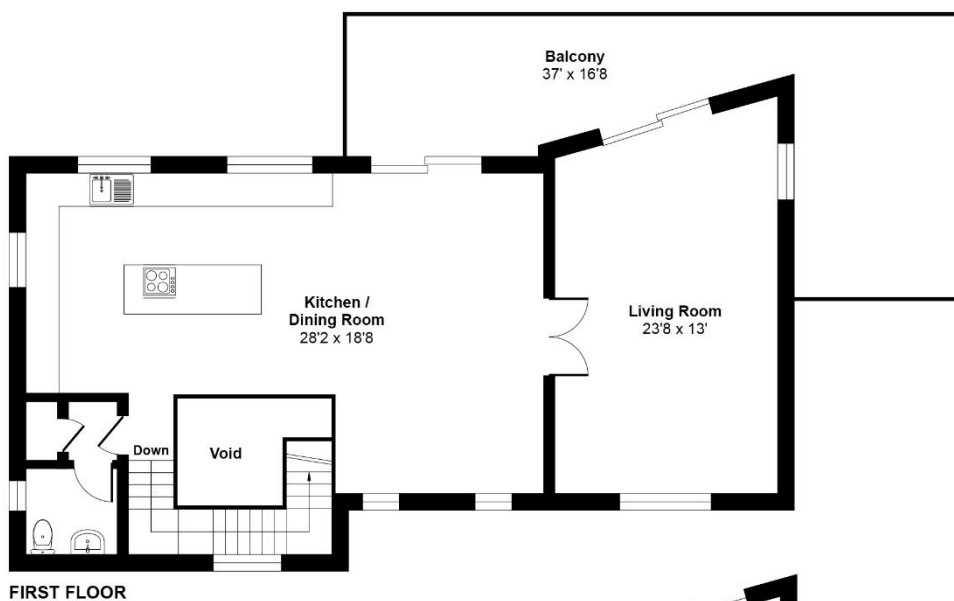
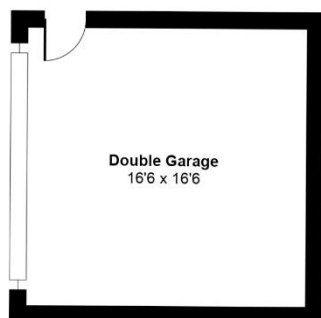
Approximate Area = 2005 sq ft / 186.2 sq m

Garage = 272 sq ft / 25.2 sq m

Outbuilding = 372 sq ft / 34.5 sq m

Total = 2649 sq ft / 246 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lillcrap Chilcott. REF: 1359711

