



# 4 Lankelly Lane

Fowey, Cornwall, PL23 1HN



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## *4 Lankelly Lane*

Fowey, Cornwall, PL23 1HN

Guide Price **£525,000**

Spacious five bedroom detached residence

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Located in a prime position within Fowey

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Requiring modernization throughout

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Expansive grounds with potential for landscaping or extension STP

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## Description...

Set within a wonderfully generous plot, this substantial five bedroom detached residence presents a rare opportunity to acquire a family home of impressive proportions in one of Cornwall's most desirable coastal towns. Requiring modernisation throughout, the property offers enormous potential for buyers looking to create a bespoke home tailored to their own tastes and requirements.

The accommodation is well balanced and generously sized, large windows throughout allow for excellent natural light and offer scope to maximise outlooks over the surrounding plot.

The expansive grounds of approximately 0.14 acres provide ample space for landscaping, extensions (subject to necessary consents), outdoor entertaining, or simply enjoying the privacy and tranquillity of the setting. There is significant potential to enhance both the garden and property.

Situated in the heart of Fowey, the home benefits from close proximity to the town's renowned harbour, independent shops, restaurants and coastal walks, while retaining a sense of space and seclusion rarely found so close to the centre.

Offered to the market with no onward chain, this is an exceptional opportunity to modernise and add value in a highly sought-after location.



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## Accommodation

Entrance via a wooden door with obscure glazed panelling inset opening into:-

### Hallway

Doors off to all ground floor rooms, stairs rising to the first floor with under stair storage below, picture rail, radiator, parquet flooring.

### Cloakroom

Obscure uPVC double glazed window to the rear elevation, pedestal wash handbasin with individual taps, radiator, parquet flooring door into:-

### W.C

Obscure uPVC double glazed window to the rear elevation, low-level W.C, parquet flooring.

### Living Room

Dual aspect having uPVC double glazed windows to the front and side elevations, radiators, fireplace with wooden mantle and slate hearth, parquet flooring.

### Dining Room

uPVC double glazed window to the front elevation, built in storage cupboards, radiator, parquet flooring.

### Kitchen

uPVC double glazed window to the rear elevation, a range of fitted wall and base units with square top work surfaces over incorporating a stainless steel sink and drainer with individual taps, built-in double oven, four ring gas hob, built in larder storage cupboard.

### First Floor

Doors off to all first floor rooms, radiator, access to attic via loft hatch, obscure double glazed window to the rear elevation.

### W.C

Obscure uPVC double glazed window to the rear elevation, low-level W.C.

### Bathroom

Obscure uPVC double glazed window to the rear elevation, pedestal wash handbasin with individual taps, towel radiator, bath with surround and individual taps having an electric shower over.

### Bedroom

uPVC double glazed window to the side elevation, radiator, built in wardrobe, picture rail.

### Bedroom

uPVC double glazed window to the front elevation, radiator, wash hand basin with individual taps and vanity storage below, built-in wardrobe, picture rail.

### Bedroom

uPVC double glazed window to the front elevation, radiator, picture rail.

### Bedroom

Dual aspect having uPVC double glazed windows to the front and side elevations, radiator, pedestal wash hand basin with individual taps, picture rail, feature fireplace.

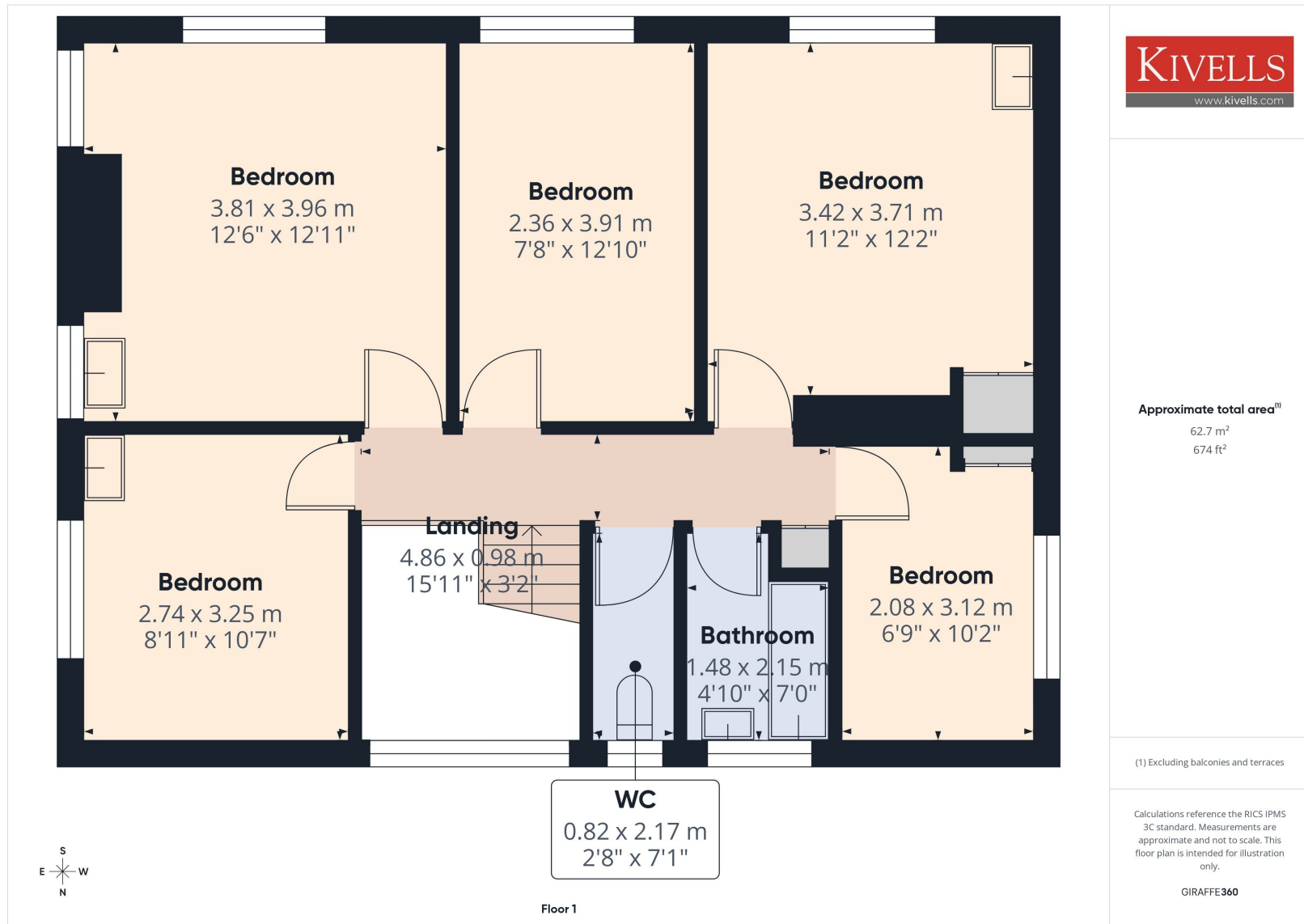
### Bedroom

uPVC double glazed window to the side elevation, picture rail, wash hand basin with individual taps and vanity storage below, radiator.





Floor Plan



Floor plan for identification purposes only, not to scale

## Outside

The property is approached via a private driveway providing off-road parking for multiple vehicles.

The gardens are well screened with a variety of mature trees and established shrubs dispersed throughout, creating a private and tranquil setting.

Predominantly laid to lawn, the enclosed garden offers an excellent outdoor space ideal for families, entertaining or further landscaping, with plenty of scope to enhance and personalize.



## Store

Easily accessed from the main residence is a range of store areas, utility space and W.C, this area provides fantastic storage opportunities or the potential to incorporate this with the current living accommodation subject to obtaining any necessary planning permissions required.

## Services

Mains water, electricity, gas and drainage.

All services remain untested.

 EE Rating - E

 Council Tax Band - F

 Directions

What3Words - [pythons.revolting.correctly](https://www.what3words.com/pythonsvolvingcorrectly)

 Virtual Tour

<https://tour.giraffe360.com/be4b3c0f797746a2b535d37ac114c29f>

## Agents Note

The property is being sold by executors who have no prior knowledge of the property, therefore there is limited material information known about the property.

## Viewings strictly by appointment only

Please ring **01579 345 543** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website [www.kivells.com](http://www.kivells.com).

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Scale 1:279 (at A4)  
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