MAY WHETTER & GROSE

,
LOSTWITHIEL, PL22 0PY
GUIDE PRICE £1,750,000

A BEAUTIFUL WATERSIDE RESIDENCE WITH CHARACTER AND SPACIOUS ACCOMMODATION IN AN IDYLLIC CREEKSIDE LOCATION WITH DIRECT WATER FRONTAGE. PRETTY WALLED GARDENS, OUTBUILDINGS AND FURTHER ANCIENT WOODLAND EXTENDING TO APPROXIMATELY 80 ACRES.

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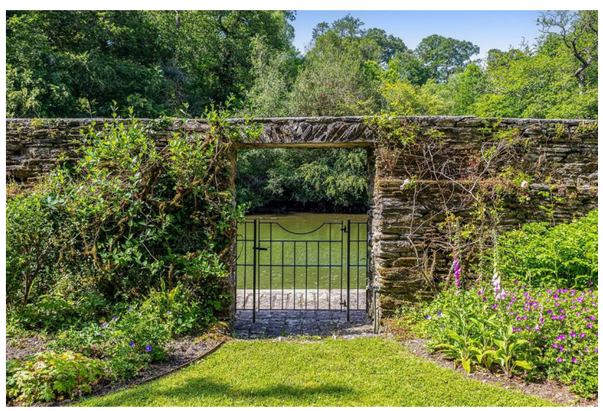

Lerryn Quay House, Lerryn, Lostwithiel, Cornwall, PL22 0PY

The Property

A former mill/storage building on the waters edge and dating from circa 1850, Lerryn Quay was converted to residential use in 1950. The property has been extensively renovated by the current owners since their ownership from 1990, and this beautiful house offers extensive water frontage with quay and slipway for easy access for canoes, paddleboards etc.

The delightful walled gardens offer privacy from the river and are planted with an array of mature trees and shrubs.

Having been lovingly enjoyed and maintained by the current owners and their family, the time has come to look for a new custodian for this beautiful property.

The stunning accommodation is spacious, with elegant reception rooms, high beamed ceilings and deep skirting boards. The sitting room boasts large windows to 3 aspects, a huge fireplace with large granite lintels, housing a wood burner. A stunning solid English oak floor runs through the sitting room and impressive dining room, and the practical shaker style kitchen/breakfast room has a relaxed feel with tiled floor and window overlooking the charming rear garden.

A beautiful staircase rises from the dining room to the first floor where there is a large landing and 5 bedrooms – all with a view of the river. There are also 2 bathrooms. A door from the landing opens to stairs leading up to the attic room, a spacious room which has been used as a 6th bedroom and an impressive study! Again, there are views to the river.

The accommodation is well presented and has an enviable charm and stylish feel. With views of the river from every room, this gorgeous property offers peace and quiet for those looking to enjoy the river access and beautiful nearby woodland.

Outside

White gates open to a driveway with gravelled parking for a number of vehicles to the front of the property. There are a number of outbuildings including garage, utility/laundry room, and garden store. A further building by the entrance gate is used as a boat house with log store to the side.

A slipway runs down to the water and a quay runs along the length of the walled garden, offering easy access to the water. An extensive area of ancient woodland is offered with the property which extends to approximately 80 acres. The area combines a mixture of broadleaved mature trees along with pine and oak trees. There are also areas of saltmarsh, offering a diverse habitat for nature, including kingfishers, woodpeckers and egrets, to name a few.

A public path runs through the wood but was diverted away from the house a number of years ago to retain the privacy of the house and gardens.

Offered to the market for only the second time in almost 80 years, this beautiful house offers peace and tranquility in the most special location.

Property Information

Freehold
Council Tax Band – G
EPC – E
Local Authority – Cornwall Council.

Services
None of the services at the property have been tested by the Agent. Mains electricity, mains water supply, mains sewerage.
What3words ///husky.trees.charted

Viewing
Strictly by appointment with May Whetter and Grose.