

# PENDOWR, SCHOOL LANE, LERRYIN, LOSTWITHIEL, PL22 0QA



**A superbly presented three bedroom individual style detached bungalow, occupying an elevated position in the heart of this picturesque village with stunning views overlooking the river and surrounding countryside.**

**Accommodation Comprises:- Conservatory, kitchen, small lobby, lounge/diner, Inner hall, three bedrooms (Master with en-suite W.C), shower room, Integral garage, uPVC double glazing, electric heating, driveway parking for two cars, gardens, patio and timber shed.**

**£525,000**

## SITUATION

The beautiful village of Lerryn offers a superb setting at the head of the creek on the tidal reaches of the River Lerryn, which forms part of the Fowey Estuary. This small village boasts a range of amenities including a Primary School, general store, village hall and the Ship Inn. There are stunning walks to enjoy along the banks of the river, leading into woods owned by the National Trust on one side and private woodland on the other. Three miles to the North-West lies the historic stannary town of Lostwithiel which offers a wider range of shopping facilities and public services, including a mainline train station.

## ACCOMMODATION (All sizes approximate):-

### Entrance

Obscure uPVC double glazed front entrance door opening into:-

### Conservatory

21' 6" x 11' 4" (6.55m x 3.46m) uPVC double glazed windows to front, side and rear elevations with fitted blinds. Glazed roof with fitted blinds. uPVC double glazed french doors opening to the rear patio area. Night storage heater. Tiled floor. uPVC door to Integral garage. uPVC double glazed doors to lounge/diner. uPVC double glazed stable door to:-

### Kitchen

12' 4" x 8' 8" (3.77m x 2.63m) Featuring a modern range of shaker style wall, base, and drawer units with rolled edge worktops. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Built-in single electric oven with inset four ring hob above and stainless steel extractor over. Integrated fridge and dishwasher. Built-in larder with shelving, uPVC double glazed window, electricity meter and consumer unit. Built-in airing cupboard housing a jacketed hot water storage cylinder and shelving. Electric panel heater. uPVC double glazed window to front elevation. Door to:-

### Small Lobby

Multi-pane door into:-

### Lounge/Diner

19' 7" x 11' 8" (5.96m x 3.55m) Slate fireplace with inset wood burning stove. Large uPVC double glazed window to rear elevation with views over the river. Electric radiator. TV aerial point. uPVC double glazed door to rear garden. Multi-pane door to:-

### Inner Hall

7' 11" x 5' 9" (2.42m x 1.75m) Master telephone socket. Access to loft space. Doors to bedrooms and shower room.

### Bedroom One

11' 11" x 11' 9" (3.62m x 3.57m) uPVC double glazed window to side elevation. Fitted wardrobes. Electric radiator.

### Bedroom Two

11' 11" x 8' 7" (3.64m x 2.62m) uPVC double glazed window to rear elevation with views over the river. Range of fitted wardrobes, cabinets, drawers and dressing table.

### Bedroom Three

9' 0" x 8' 7" (2.74m x 2.61m) uPVC double glazed window to front elevation. Electric radiator. Built-in wardrobe. Arched recess. Door to:-

### En-Suite W.C

4' 2" x 2' 10" (1.26m x 0.87m) White low level W.C and vanity wash hand basin with tiled splashback. Extractor fan. Shaver socket.

### Shower Room

7' 10" x 5' 6" (2.40m x 1.68m) Corner shower cubicle with Bristan electric shower. White low level W.C and vanity wash hand basin. Fully tiled walls. Tiled floor. Chrome electric heated towel rail. Dimplex wall mounted electric fan heater. Two obscure uPVC double glazed windows to rear elevation.

### Integral Garage

18' 1" x 9' 1" (5.50m x 2.77m) Electric up and over door to front. Two uPVC double glazed windows to the side. Sloping roof. Space and plumbing for washing machine. Space for tumble dryer. Space for freezer. Light, power and water connected.



**PATIO AND GARDEN**

## OUTSIDE

There are planted raised beds to the front of the property and a pathway leading around to the side. The tarmac driveway is accessed from the lane and there is a pedestrian gate opening to the rear. The main garden spans the whole width of the property with glorious views overlooking the river, level lawns and a good size patio. There are two small gates leading to a further patio area and timber shed. The property also includes the steep area of mature garden, which extends to the road below. In addition, the property offers external lighting, a weatherproof socket and an outside tap.

## ENERGY RATING

F(33).

## COUNCIL TAX

Cornwall Council. Tax Band 'D'.

## DIRECTIONS

Heading into Lerryn from Lostwithiel, go over the bridge and follow the road until you reach the village hall. Take the next turning on the left onto School Lane and continue until the property is identified on the left-hand side.



**CONSERVATORY**



**BEDROOM TWO**



**KITCHEN**



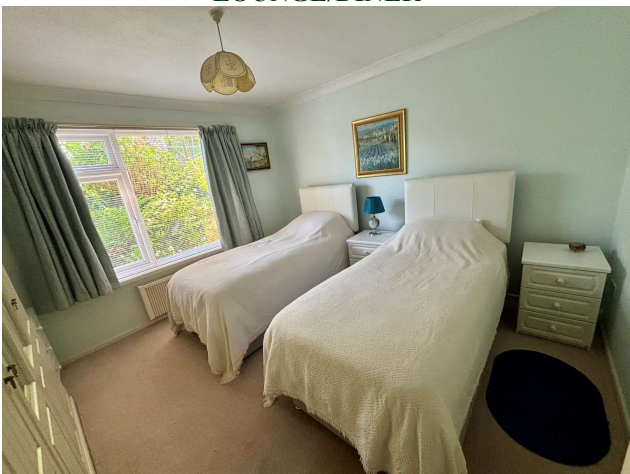
**BEDROOM THREE**



**LOUNGE/DINER**



**SHOWER ROOM**



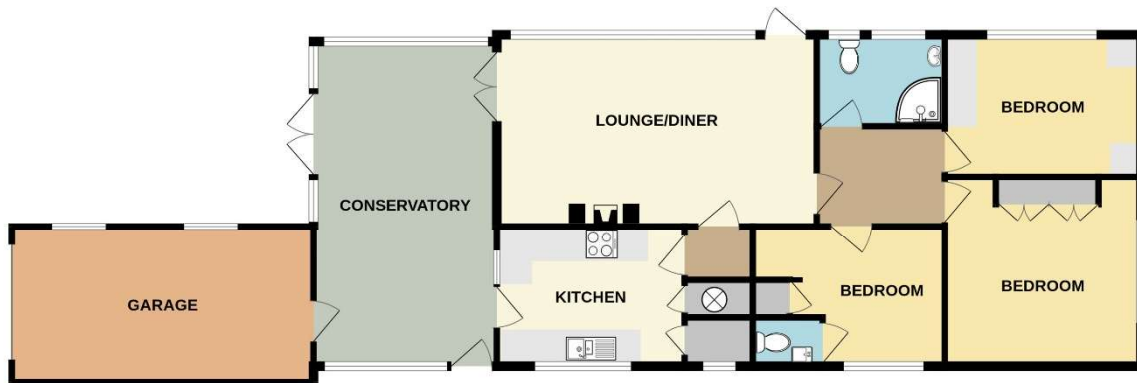
**BEDROOM ONE**



**FRONT ELEVATION**



**VIEWS OF THE RIVER FROM THE GARDEN AND DRIVEWAY & GARAGE**



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2026

**FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)**



**Lostwithiel**  
5 Fore St, Lostwithiel  
PL22 0BP  
01208 872245  
lostwithiel@jefferys.uk.com

**Jefferys** ESTABLISHED 1865

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. IN ACCORDANCE WITH GDPR (GENERAL DATA PROTECTION REGULATION): Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent and the "Experts in Property" of which Jefferys is a member for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.