

5 THE OLD MILL, LERRYNN, LOSTWITHIEL, PL22 0QB



An opportunity to purchase a two bedroom apartment with no ongoing chain, set within the converted mill building in the heart of this picturesque and highly sought after village.

Accommodation Comprises:- Entrance lobby, hallway, lounge, open plan kitchen/diner, two double bedrooms, bathroom, uPVC double glazing, electric night storage heating, allocated parking space, communal garden, courtyard and storage area.

£210,000

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

uPVC double glazed door opening into:-

Entrance Lobby

Access to loft space. Step and doorway to:-

Hallway

uPVC double glazed window to side elevation. Night storage heater. Electricity meter and consumer unit. Doors leading to all rooms.

Lounge

14' 1" x 10' 1" (4.30m x 3.07m) (Maximum) uPVC double glazed sash window to front elevation. Night storage heater.

Open Plan Kitchen/Diner

18' 5" x 10' 8" (5.62m x 3.24m) (Maximum)

Kitchen

Matching range of wall, base, and drawer units with rolled edge worktops. Inset stainless steel sink and drainer. Part tiled walls. Space for electric cooker. Space for fridge/freezer. Space and plumbing for washing machine. Extractor fan. uPVC double glazed windows to side elevations. uPVC double glazed door to rear pathway. Built-in airing cupboard enclosing a jacketed hot water storage cylinder.

Dining Area

Night storage heater. Built-in shelved cupboard. uPVC double glazed window to rear elevation.

Bedroom One

12' 3" x 11' 1" (3.74m x 3.38m) uPVC double glazed sash window to front elevation. Night storage heater. Built-in wardrobe.

Bedroom Two

10' 5" x 7' 11" (3.18m x 2.41m) uPVC double glazed window to rear elevation. Night storage heater.

Bathroom

7' 1" x 5' 1" (2.16m x 1.55m) White suite comprising:- Panelled bath, low level W.C and pedestal wash hand basin. Part tiled walls. Wall mounted electric fan heater. Obscure uPVC double glazed window to rear elevation.



OUTSIDE

To the rear of the property is an allocated parking space and a small enclosed pathway with a pedestrian gate leading out to the lane. The communal grounds include a rear garden/clothes drying area, courtyard and a covered storage space. A dinghy and two canoes (Including paddles) are also included with the sale.

TENURE

Leasehold with the remainder of a 999 year lease. There are five apartments in The Old Mill with each owning a share of the freehold.

SERVICE CHARGE

Currently £100 a month.

SERVICES

Mains electricity, water and drainage.

ENERGY RATING

F(28)

COUNCIL TAX

Cornwall Council. Tax Band 'B'.

DIRECTIONS

Heading into Lerryn from Lostwithiel, go over the bridge and The Old Mill is located shortly after on the left-hand side.



LOUNGE



BEDROOM TWO



DINING AREA



BATHROOM



KITCHEN



COMMUNAL STORAGE AREA



BEDROOM ONE



PARKING AREA TO THE REAR



Measurements are approximate. Not to scale. Illustrative purposes only
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FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)



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