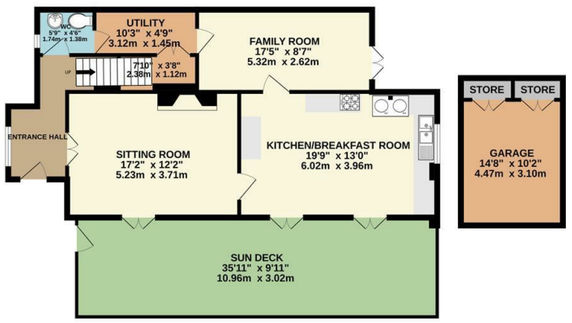
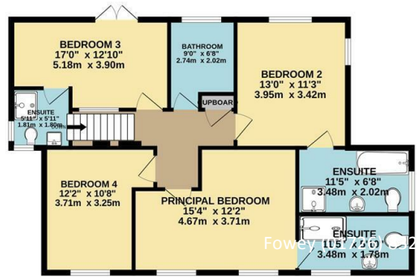
GROUND FLOOR
919 sq.ft. (85.3 sq.m.) approx.



1ST FLOOR
885 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA : 1804 sq.ft. (167.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MAY WHETTER & GROSE

WATERS REACH,
LERRYN, PL22 0QQ
GUIDE PRICE £1,395,000

A VERY STYLISH FOUR BEDROOM DETACHED PROPERTY WITH SUPERB RIVER VIEWS AND LARGE DECKED AREA OVERLOOKING THE RIVER. GARDENS TO FRONT AND REAR, DRIVEWAY PARKING AND LARGE GARAGE. RECENTLY UPDATED BY THE CURRENT OWNERS.

Fowey (01726) 832299 MAY WHETTER & GROSE www.maywhetter.co.uk info@maywhetter.co.uk

Waters Reach, Lerryn, Cornwall, PL22 0QQ

The Location
Lerryn is a beautiful waterside village situated upstream from Fowey town and harbour. The village has its own pub, shop, and primary school and is approximately 3 miles from the historic Stannary town of Lostwithiel. Formerly the ancient capital of Cornwall, Lostwithiel has a good range of small shops and business catering for most day to day needs, community centre/sports hall, main line railway station and golf course.

The pretty harbour town of Fowey is one of Cornwall's most historical and unspoilt sea ports renowned for it's safe deep water anchorage and sailing - a haven for sailors with sailing and yacht clubs, and regular racing during Summer months.

The larger towns of Bodmin, Liskeard and St. Austell are all under a 30 minute drive away. The nearby A30 and A38 provide access to the motorway network and Newquay Airport provides regular flights to London and various European destinations.

The Property
Waters Reach is a beautiful 4 bedroom detached house with gardens, garage and driveway parking. The south facing rooms which include the principal bedroom, kitchen/dining room and drawing room all have fantastic views over the creek. The accommodation is contemporary in style and creates chic living space throughout the property.

The current owners have undertaken an extensive refurbishment of the property including replacement bathrooms, new decking, upgrading flooring and decoration throughout, new galvanised steps to the side of the property and extensive works to the garden. Fitted with high quality fixtures and fittings, including beautiful Mandarin Stone tiles and wooden flooring, the property would suit as a elegant family home, or luxurious second home.

The accommodation is well laid out with a good sized kitchen which has space for a large dining room table. Both the kitchen and drawing room have access to the large south facing decked terrace offering a fabulous space for outdoor living and entertaining. There are 4 fabulously appointed bedrooms, 3 with ensuite facilities, and a family bathroom with beautiful tin bath.

To the front of the property is a level and private lawn area, and to the rear are landscaped terraced gardens with superb views over the water. There is also parking for 2/3 cars and a garage/boat store under the house.

Accommodation
(approximate measurements shown on floorplan)

*Entrance Hall
*Drawing Room (leading to south facing deck)
*Kitchen/dining room (leading to south facing deck)
*Family room/Study
*Utility room
*Storage cupboard
*Cloakroom/WC
*Principal bedroom with en-suite bathroom
*Three further bedrooms (two en-suite)
*Family Bathroom

Outside
Waters Reach benefits from a driveway to the front, with parking for several cars and a large garage. Steps lead from the driveway to a level area of lawn to the front of the house. Steps lead up to the large decked area with glass balustrade, a fabulous area to catch the sun and overlook the river and village. Steps at the side of the garage lead up to a paved, side patio area, with upgraded outside shower, useful for muddy dogs or children! Double doors from this patio open to the family room/study. Newly installed galvanised steps lead up to the terraced rear garden, which has two lovely paved terraces with views to the river, and number of mature trees and shrubs, a gardeners delight!

EPC RATING D

FREEHOLD

COUNCIL TAX BAND - F

Services
Mains water, drainage and electricity. Broadband available. Oil fired central heating. None of the services, systems or appliances at the property have been tested by the agents

Local Authority
Cornwall Council, 39 Penwinnick Road, St Austell PL25 5DR

Viewing
Strictly by appointment with the Owners Agents: May, Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall. PL23 1AH Tel: 01726 832299

AGENTS NOTE
Access to the property is over a road owned by neighbouring properties, please ask for further information.