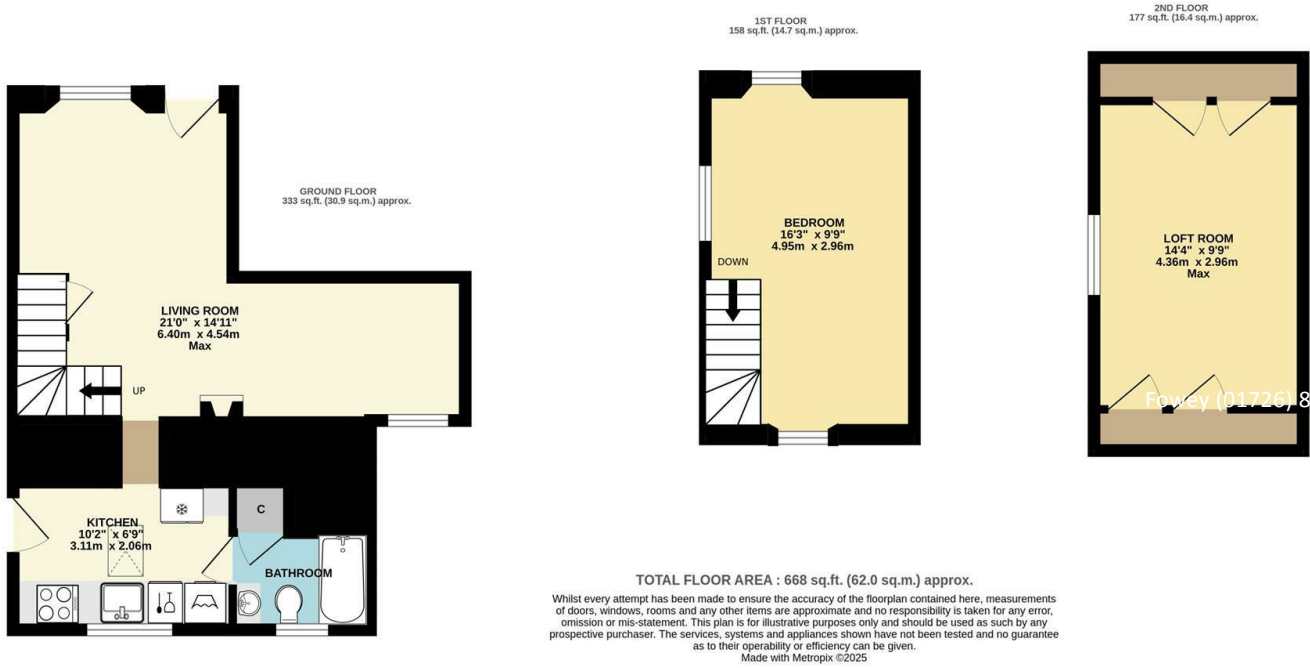




**HALL WALK COTTAGE ,
BODINNICK, NR FOWEY, PL23 1LX
GUIDE PRICE £315,000**



A BEAUTIFUL COTTAGE LOCATED AT THE ENTRANCE TO THE HISTORIC HALL WALK. RENOVATED TO THE HIGHEST OF STANDARDS, THIS GORGEOUS PROPERTY OFFERS BOUTIQUE STYLE ACCOMMODATION JUST A SHORT WALK FROM THE WATER. MUST BE SEEN TO BE APPRECIATED. VERY SUCCESSFUL HOLIDAY LET WITH TRACK RECORD.

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Hall Walk Cottage Bodinnick, Nr Fowey, Cornwall, PL23 1LX

The Location
 The riverside village of Bodinnick is adjacent to Fowey and has a public slipway, lovely public house and located just a short distance from the marina at Penmarlam (1 mile). Connected by a regular vehicular and pedestrian ferry which provides easy access to Fowey, this charming village has much to offer, including the riverside home of author Daphne Du Maurier and access to the famous Hall Walk - a beautiful creekside walk to Polruan.

Across the river, Fowey is regarded as one of the most attractive waterside communities in the county. Particularly well known as a popular sailing centre, the town has two thriving sailing clubs, a famous annual Regatta and excellent facilities for the keen yachtsman. For a small town Fowey provides a good range of shops and businesses catering for most day to day needs. The immediate area is surrounded by many miles of delightful coast and countryside much of which is in the ownership of the National Trust. Award winning restaurants, small boutique hotels, excellent public houses etc, have helped to establish the Fowey Estuary as a popular, high quality, destination.

Newquay Airport is only 34 miles away and the mainline London Paddington railway can be accessed at Lostwithiel (8 miles away).

The Property
 Located at the entrance to the historic Hall Walk, this lovely cottage offers it all! From the slate terrace at the front of the cottage, an ideal spot for a sunny breakfast, to the elevated garden with lovely views located just a stones throw away - this property is gorgeous and beautifully decorated with calming pastel shades to compliment the relaxing ambience.

From the moment you walk in through the traditional front door, complete with leaded glass window, the property oozes character from the slate flagged floor and whitewashed walls, to the Inglenook fireplace, complete with wood burner for those chillier evenings. Currently a successful holiday let with Boutique Retreats, (<https://boutique-retreats.co.uk/luxury-cottages-cornwall/fowey/hall-walk-cottage-126.html>) the property offers a generous income, or could be used as a beautiful home.



The lovely sitting room, with window overlooking the paved front terrace, leads through to the dining area with ample space for table and chairs. A step leads up to the stylish and well appointed shaker style kitchen with under floor heating. A Belfast style sink is set within ample work space with a range of base and wall units and inset oven. A door leads directly onto Hall Walk and an internal door opens to the cosy bathroom with 3/4 size bath and shower over. A cupboard houses the hot water tank and offers additional storage. There is a heated towel rail.

Stairs from the sitting room lead up to the first floor bedroom with plenty of light flooding in from windows on three aspects. A pretty bedroom with space for kingsize bed and further furniture. A hatch in the ceiling opens to an attic room, where there is space for 2 single beds. The current owner uses this as an occasional bedroom which is accessed via a ladder.

The owner has plans approved to put a dormer window in the roof on the front elevation to provide additional head height and fire escape, along with "paddle" stairs to provide permanent access (PA15/11359) Please ask for further details.

Outside
 A paved terrace at the front of the property is accessed via a wrought iron gate from the lane. This area is slightly raised and has space for table and chairs and attracts sun in the morning. A surprising "secret" area of garden can be found a few steps up Hall Walk and accessed via a pathway leading up to a lovely, private grassed area of garden, enclosed by hedging and picket fencing. An ideal area for a BBQ with fabulous views over the village and to the harbour and Fowey beyond. A super, private space to enjoy the outdoors!

There is a gravelled area immediately behind the cottage to the rear boundary.

EPC Rating - F
Council Tax - non domestic rate.

Freehold

Viewing
 Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH. Tel: 01726 832299 Email: info@maywhetter.co.uk

Services
 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, Cornwall, PL25 5DR