

# CHY AN GOVER, 1 THE ORCHARD, LERRYN, LOSTWITHIEL, PL22 0QE



**A three bedroom detached bungalow of non-traditional construction offered with no ongoing chain, occupying a stream side corner plot position within a small cul-de-sac development on the edge of this popular village.**

**Accommodation Comprises:- Hallway, lounge, kitchen/diner, conservatory, utility room, shower room, three bedrooms (Master with en-suite shower room), uPVC double glazing, oil fired central heating, detached garage, driveway parking for several cars and good size gardens.**

**£325,000**

## SITUATION

The picturesque village of Lerryn sits at the head of a creek on the tidal reaches of the River Lerryn, which forms part of the Fowey Estuary. This small village boasts a range of facilities including a Primary School, village shop, village hall and a pub called the 'Ship Inn'. Boating enthusiasts can gain easy access onto the river and there are stunning walks along the river banks 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.

## ACCOMMODATION (All sizes approximate):-

### Entrance

Storm porch with composite front entrance door opening into:-

### Hallway

Two radiators. Electric consumer unit. Master telephone socket. Built-in cloak cupboard with shelf and hanging rail. Separate built-in cupboard with radiator. Access to loft space (Fully insulated and light connected).

### Lounge

23' 5" x 11' 9" (7.15m x 3.59m) Open fireplace with hearth and mantel. Two radiators. TV aerial point. uPVC double glazed bay window to rear elevation with views of surrounding countryside. uPVC double glazed door to outside.

### Kitchen/Diner

13' 5" x 11' 10" (4.09m x 3.61m) (Maximum) Matching range of cream fronted shaker style wall, base, and drawer units with rolled edge worktops. Inset stainless steel sink and drainer with mixer tap. Space for electric cooker with stainless steel extractor hood over. Space for under-counter appliance. Part tiled walls. uPVC double glazed window to front elevation. Radiator. Obscure glazed door into:-



### Conservatory

11' 1" x 7' 11" (3.38m x 2.41m) Dwarf wall and uPVC double glazed window surround. Tiled floor. Perspex roof. Radiator. uPVC double glazed door to outside.

### Utility Room

8' 8" x 5' 6" (2.63m x 1.68m) 'Worcester' oil fired combination boiler. Space and plumbing for washing machine. Two obscure uPVC double glazed windows to front elevation. Fitted worktop and cupboards.

### Bedroom One

13' 7" x 11' 10" (4.13m x 3.60m) Dual aspect room with uPVC double glazed windows to front and side elevations. Radiator. Door to:-

### En-Suite Shower Room

6' 7" x 6' 0" (2m x 1.84m) Suite comprising:- Shower cubicle with Mira Excel shower, white low level W.C and pedestal wash hand basin. Radiator. Extractor fan. Obscure uPVC double glazed window to front elevation. Internal obscure glazed window.

### Bedroom Two

11' 10" x 10' 1" (3.6m x 3.07m) Radiator. uPVC double glazed window to rear elevation with views of surrounding countryside.

### Bedroom Three

13' 2" x 8' 8" (4.01m x 2.63m) Radiator. uPVC double glazed window to rear elevation with views of surrounding countryside.

### Shower Room

6' 9" x 5' 4" (2.07m x 1.62m) Shower cubicle with 'Mira Excel' shower. White low level W.C and pedestal wash hand basin. Radiator. Extractor fan. Shaver socket.



## OUTSIDE

To the front of the property is a tarmac driveway with room to park several cars. A pedestrian gate leads to generous wrap-around gardens, which are predominantly laid to lawn with mature trees and hedge borders. A stream runs along the lower boundary of the property.

### Detached Garage

17' 11" x 10' 9" (5.46m x 3.28m) Metal up and over door to front. Light, power, and water connected. uPVC double glazed personal door to rear.

## AGENTS NOTE

We understand that the property is non-traditional construction (Cornish Unit) and was built by local based developers 'Selleck Nicholls Williams (E.C.C) Ltd' in 1979. Interested parties are advised to make their own enquiries as to whether the property would be deemed suitable for mortgage lending purposes.

## ENERGY RATING

E(47).

## COUNCIL TAX

Cornwall Council. Tax Band 'D'.

## DIRECTIONS

Heading into the village, turn left at the first junction before the bridge. Continue for a short distance and turn left into the cul-de-sac. Chy An Gover is the first property on the left.



**LOUNGE**



**EN-SUITE SHOWER ROOM**



**KITCHEN/DINER**



**BEDROOM TWO**



**UTILITY ROOM**



**BEDROOM THREE**



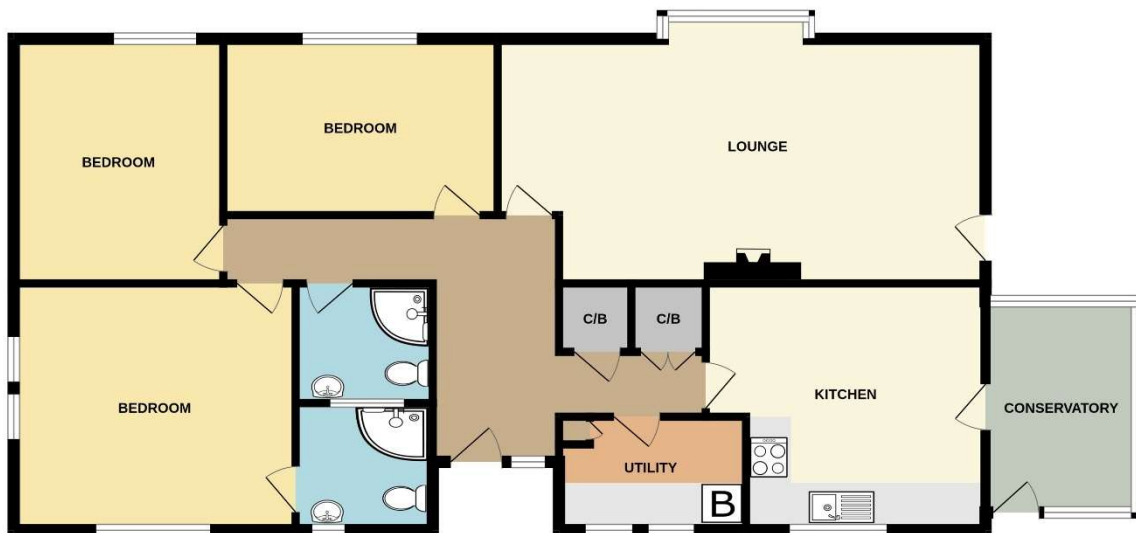
**BEDROOM ONE**



**SHOWER ROOM**



**FRONT AND REAR**



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

Members of the NAEA



**St Austell**

18 Duke St, St Austell  
PL25 5PH  
01726 73483  
staustell@jefferys.uk.com

**Lostwithiel**

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

**Liskeard**

17 Dean St, Liskeard  
PL14 4AB  
01579 342400  
liskeard@jefferys.uk.com



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