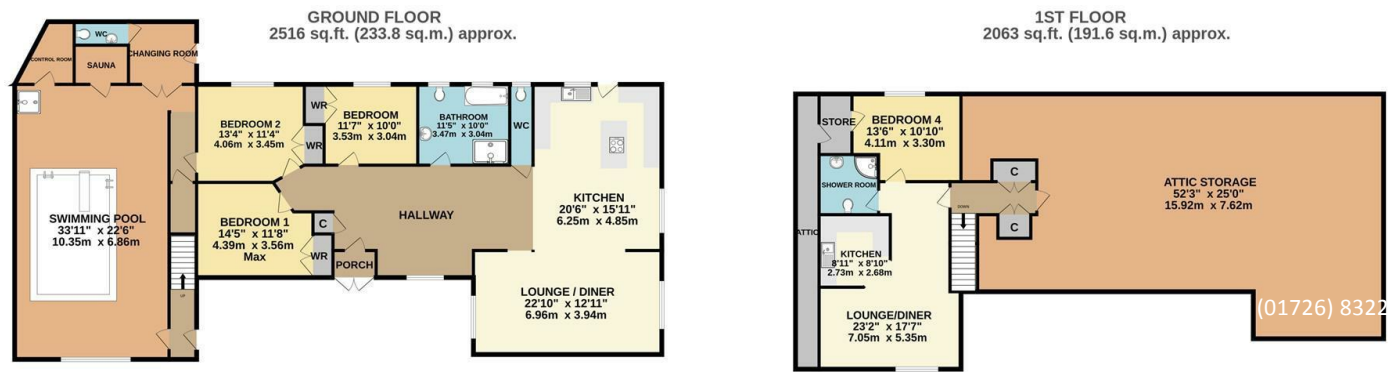




**COOMBESIDE LANTEGLOS HIGHWAY,
LANTEGLOS, PL23 1ND
GUIDE PRICE £645,000**



TOTAL FLOOR AREA : 4579 sq.ft. (425.4 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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A RARE OPPORTUNITY TO PURCHASE A DETACHED THREE BEDROOM BUNGALOW WITH SWIMMING POOL, SPLENDID COUNTRYSIDE VIEWS, BEAUTIFUL GARDENS AND ADDITIONAL ONE BEDROOM ANNEXE. SITUATED IN LANTEGLOS, THE PROPERTY IS A SHORT DRIVE TO BODINNICK (WITH ACCESS TO FOWEY VIA THE FERRY) AND SURROUNDING VILLAGES.

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 Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.



Coombeside Lanteglos Highway, Lanteglos, PL23 1ND

The Location
 Situated about 1.5 miles to the East of the Fowey River, the hamlet of Highway comprises only a dozen or so properties and is in the ancient and historic parish of Lanteglos. There is an excellent network of coastal and inland walks within easy reach and very accessible for Fowey harbour with its excellent yachting facilities. The boat launching facilities at Penmarlam are approximately half a mile away and the village of Bodinnick with its small hotel/public house and ferry providing regular access to Fowey is about 1 mile away. Shopping and educational facilities are to be found in Fowey, Pelynt, Lostwithiel and Liskeard. Main line railway stations are located in Lostwithiel, Bodmin and Liskeard. There are excellent road connections to the motorway via the A38 and A30, and there are flights to London and other parts of the UK from Newquay.

The town of 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.

There are several excellent golf courses within easy reach, many world class gardens are to be found in the immediate area and the fascinating Eden Project with its futuristic biomes is just 5 miles to the north west.

Distances - Plymouth 34 miles, Truro 40 miles, Exeter 72 miles.

The Property
 This lovely property is privately situated with a gated entrance and driveway and benefits from a swimming pool with sauna and changing room, air source for heating and hot water, underfloor heating and solar panels.

An enclosed porch gives access to a spacious entrance hall/ dining area with doors opening to all rooms. The hallway extends to an impressive, open plan kitchen comprising plenty of base cupboards, work surface and central island. There is four ring hob located on the island, space for an American fridge freeze and space and plumbing for a washing machine and tumble dryer. The sink is ideally underneath the window overlooking the garden and a door gives outside access.

The open plan kitchen flows seamlessly into the generous sitting room where dual aspect windows flood the room with light. There is solid wood flooring with underfloor heating throughout.

There are three double bedrooms, which are all a great size. Bedroom one is situated to the front of the house and has built in wardrobes.



Bedroom two is a large double room situated to the rear elevation with windows over looking the garden. There are built in wardrobes and a further door gives access to the pool room.

Bedroom three is found at the rear of the property with windows also looking out to the garden.

The bathroom is a generous size and made stylish yet practical with tiled walls and flooring. There is a bathtub, shower cubicle, wash hand basin, wc and heated towel rail.

The pool room is a fantastic addition to this gorgeous property, extending over 33 feet, fully tiled and equipped with generous swimming pool, steam room, changing room with shower and wc. A door opens out to the rear garden. This space could be converted into a magnitude of other uses such as a gym, games room, etc.

The Annexe
 The annexe is accessed by a separate external door from the driveway and up the stairs. The annexe presents the prospective buyer with the opportunity to achieve an income by long term renting or holiday letting the annexe. Equally this space would make the perfect accommodation for a dependant relative or overflow accommodation - the opportunities are endless!

The annexe comprises a good size double bedroom with built in wardrobes, stylish shower room with velux, wc, wash hand basin and corner shower cubicle and open plan living space.

The living space combines a well appointed kitchen and sitting room. The kitchen has an electric oven, fridge freezer and dishwasher, sink with drainer and space and plumbing for a washing machine. The sitting room is made light and airy by a large window where you can sit and enjoy the panoramic countryside vistas. The living area also has a breakfast bar area.

The Outside
 The property benefits from a large tarmac driveway at the front with ample parking for several vehicles. The property is surrounded by beautiful, well kept gardens mainly laid to lawn and hedging. Additionally, there is a gravelled garden with a bridge and stepping stones - a haven of tranquility!

Council Tax Band - E

EPC Rating - B

Local Authority
 Cornwall Council

Services
 None of the services, systems or appliances at the property have been tested by the Agents.

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