

30 LANKELLY LANE

FOWEY



THE PROPERTY SHOP



30 Lankelly Lane



Fowey

£995,000

GUIDE PRICE

Lankelly Lane



FOR SALE

PROPERTY TYPE

 Detached

BEDROOMS

 5

BATHROOMS

 3

LOCATION

 Fowey

EPC RATING

 C

- IMPRESSIVE EXTENDED DETACHED FAMILY HOME
- HIGHLY DESIRABLE RESIDENTIAL LOCATION IN Fowey
- FLEXIBLE FOUR/FIVE BEDROOM ACCOMMODATION
- SELF-CONTAINED ONE-BEDROOM ANNEXE
- COMPREHENSIVELY MODERNISED THROUGHOUT

- CONTEMPORARY FITTED KITCHEN AND UPGRADED BATH/SHOWER ROOMS
- TWO EN-SUITE BEDROOMS PLUS FAMILY BATHROOM
- GENEROUS WRAP-AROUND PRIVATE GARDENS
- LARGE PATIO TERRACE IDEAL FOR OUTDOOR ENTERTAINING
- AMPLE DRIVEWAY PARKING AND SUBSTANTIAL OUTHOUSE







30 Lankelly Lane

An impressive, substantially extended detached family home with a self-contained annexe, set within generous private gardens on one of Fowey's most desirable residential lanes.

A five-bedroom residence offering spacious, versatile accommodation ideally suited to modern family living, multi-generational occupation, or those seeking income potential.

The property has been comprehensively modernised in recent years and is presented in excellent decorative order throughout. At its heart is a contemporary fitted kitchen with well-proportioned reception spaces provide flexible living and entertaining areas.

There are five generous bedrooms, two benefiting from en-suite shower facilities, in addition to a well-appointed family bathroom.

The one-bedroom annexe on the ground floor provides outstanding flexibility for dependent relatives, guest accommodation, a home office, or potential rental income (subject to any necessary consents).

Externally, the home is surrounded by mature, wrap-around gardens that afford a high degree of privacy, together with a large patio terrace ideal for outdoor entertaining.

A substantial driveway provides ample parking for multiple vehicles and leads to a large detached outbuilding, currently utilised as a workshop and storage space, which also benefits from a WC. This highly versatile structure offers excellent scope for conversion into additional accommodation, workspace, studio, or annexe, subject to the usual planning permissions.

Overall, this is a well-appointed, spacious, and highly adaptable family home in one of Fowey's most desirable residential locations, combining modern comfort with excellent outside space, ancillary accommodation, and significant future potential.



Schools: Fowey Primary school, Fowey River Academy, Tywardreath Primary School Penrice Academy

Transport Links: Bus Service 5 minute walk. Par Railway 15 minute drive.

Viewing: Strictly by appointment.

Directions: Sat Nav PL23 1HN

What3Words: ///loops.smiles.finalists

Local authority: Cornwall Council

Council Band: E

Tenure: Freehold

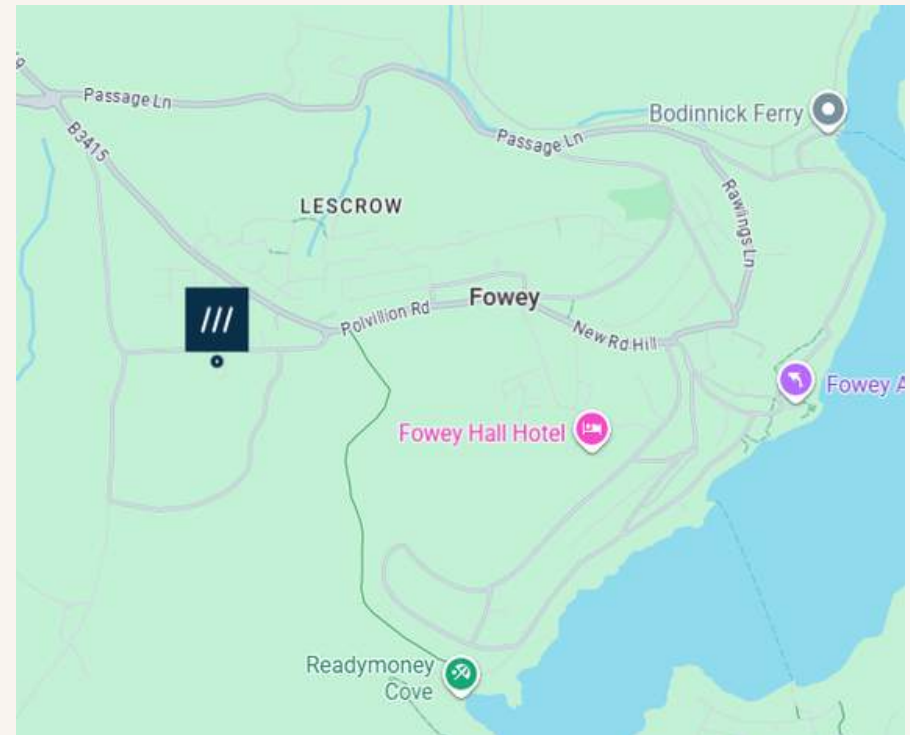
Services:

Heating – Mains

Electric - Mains

Water – Mains

Sewerage – Mains



VIEW PROPERTY ONLINE







TO FIND OUT MORE

Fowey Office
5 Trafalgar Square, Fowey,
PL23 1AZ
Tel: 01726 217 888

Lostwithiel Office
9 Fore Street, Lostwithiel,
PL22 OBL
Tel: 01208 872728

Bodmin Office
46-48 Fore Street, Bodmin
PL31 2HL
Tel: 01208 74182