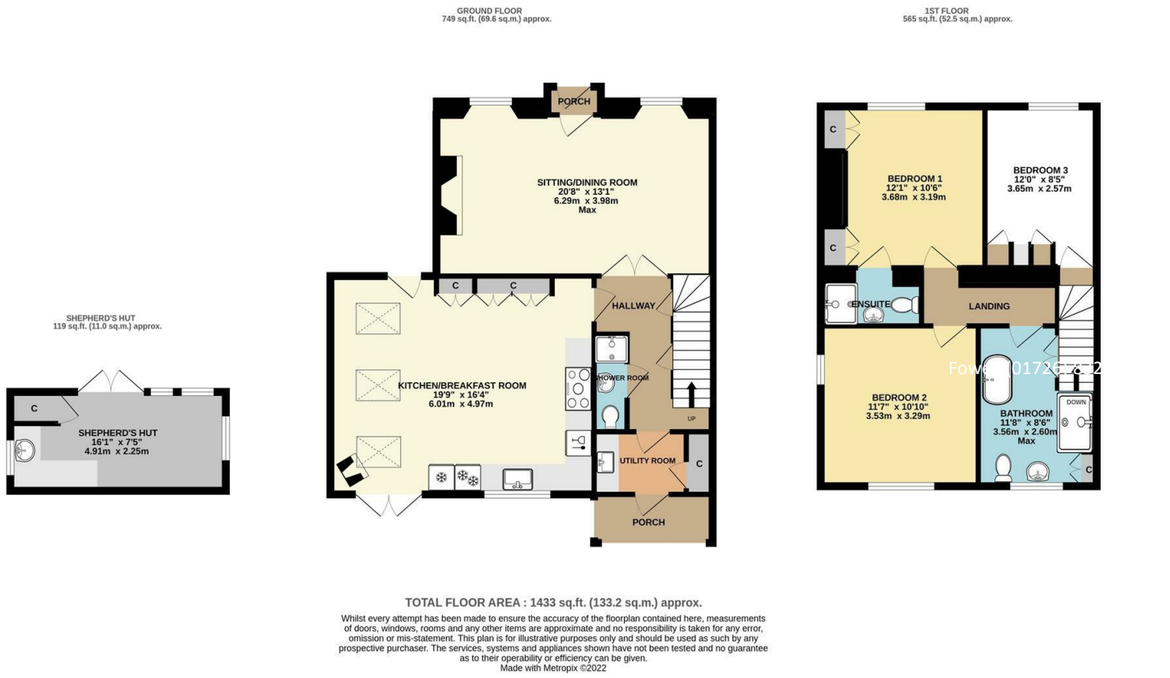
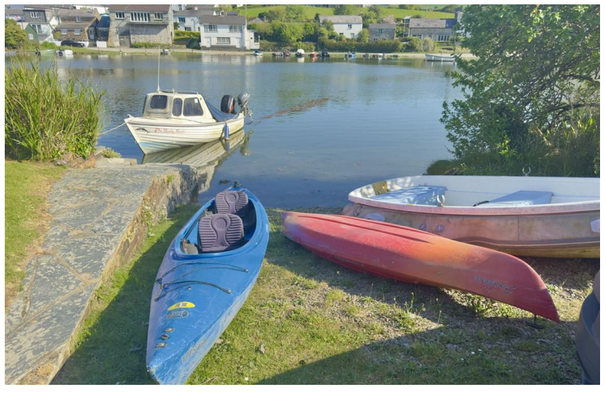
MAY WHETTER & GROSE

RIVERSIDE COTTAGE ,
LERRYN, PL22 0QQ
GUIDE PRICE £895,000















A GORGEOUS STONE COTTAGE LOCATED ON THE WATER'S EDGE WITH PRIVATE QUAY AND WATER ACCESS WITH FRAPE MOORING. BEAUTIFUL GARDENS WITH SHEPHERDS HUT AND HOT TUB, STUNNING VIEWS TO THE RIVER AND VILLAGE AND A SUMMERHOUSE ON THE WATER'S EDGE. A PERFECT RETREAT FOR BOATING ENTHUSIASTS OR THOSE LOOKING FOR AN IDYLLIC HOME.

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
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.











Riverside Cottage Lerryn, Cornwall, PL22 0QQ

The Location

Lerryn is a beautiful waterside village situated upstream from Fowey town and harbour. With miles of riverside walks and easy water access, the village has a good balance of main homes and holiday homes and excellent community spirit. The village has its own pub, shop, sub post office and primary school and is approximately 3 miles from the historic Stannary town of Lostwithiel. Formerly the ancient capital of Cornwall, Lostwithiel has a lovely range of bespoke shops and businesses catering for most day to day needs, including doctors surgery, dentist, community centre/sports hall, and main line railway station.

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

This beautiful semi detached cottage was built approximately 200 years ago and oozes charm and character throughout. The owners have completely restored the cottage during their ownership and it is the perfect place for a fabulous main home or luxury holiday retreat.

Retaining many of the original features such as beamed ceilings and flag stone floors, the owners have mixed new and old brilliantly with the addition of a luxurious and well appointed bespoke kitchen with an extensive list of integrated appliances and a woodburner for those chillier evenings. This lovely room offers a relaxed vibe with dual aspect window to the river and gardens and Velux windows which let in extra light.

The elegant sitting room offers the prettiest of views to the river and has a beautiful flag stone floor and exposed stone feature fireplace with wood burner stove set within. A door opens to the front garden, an ideal spot to watch the workings of the river.

Also on the ground floor there is a shower and WC along with a very useful laundry room.

On the first floor the 3 super comfy and stylish bedrooms offer the tranquility for a fabulous night's sleep! The principal bedroom has views to the river, exposed wooden floor, built in wardrobes and a lovely ensuite shower room with heated towel rail. A further double bedroom has the same wonderful river views, with built in wardrobes and there is a further double bedroom located to the rear of the cottage.

The family bathroom is stylish, with freestanding roll top bath and separate walk in shower, heated towel rail, exposed wooden floorboards and part panelled walls.

Outside - The gardens are just gorgeous with the most beautiful views to the river, village and surrounding countryside. The terraced rear gardens extend and offers a grassed area and a number of mature apple trees and shrubs. A recently installed summerhouse offers further accommodation complete with wood fired hot tub on a raised deck and wonderful views over the river.

Gardens to the front of the property are idyllic, an ideal spot to catch the early morning sun for breakfast or sip a glass of wine in the evening.

On the water's edge there is a further, super garden area with walled quay and terrace overlooking the river. Tucked into the corner of this delightful garden there is a pretty summerhouse ideally located to watch the comings and goings of the river and village life. From the quay a frape offers the opportunity to have your boat ready to hand to catch the tide!

There are a range of outbuildings, including stone piggeries, for storage of boating paraphernalia and ample parking for several cars on two parking areas.

This lovely property really does offer everything you could want and viewing is highly recommended.

The property is holiday let through Boutique Retreats - https://boutique-retreats.co.uk/luxury-cottages-cornwall/fowey/riverside-cottage-301.html

What3words ///suppers.muted.dished

Agents Note
The property lies in a flood prone area. Please ask for further details.

Tenure - Freehold

Council Tax Band - B

EPC Rating - D

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