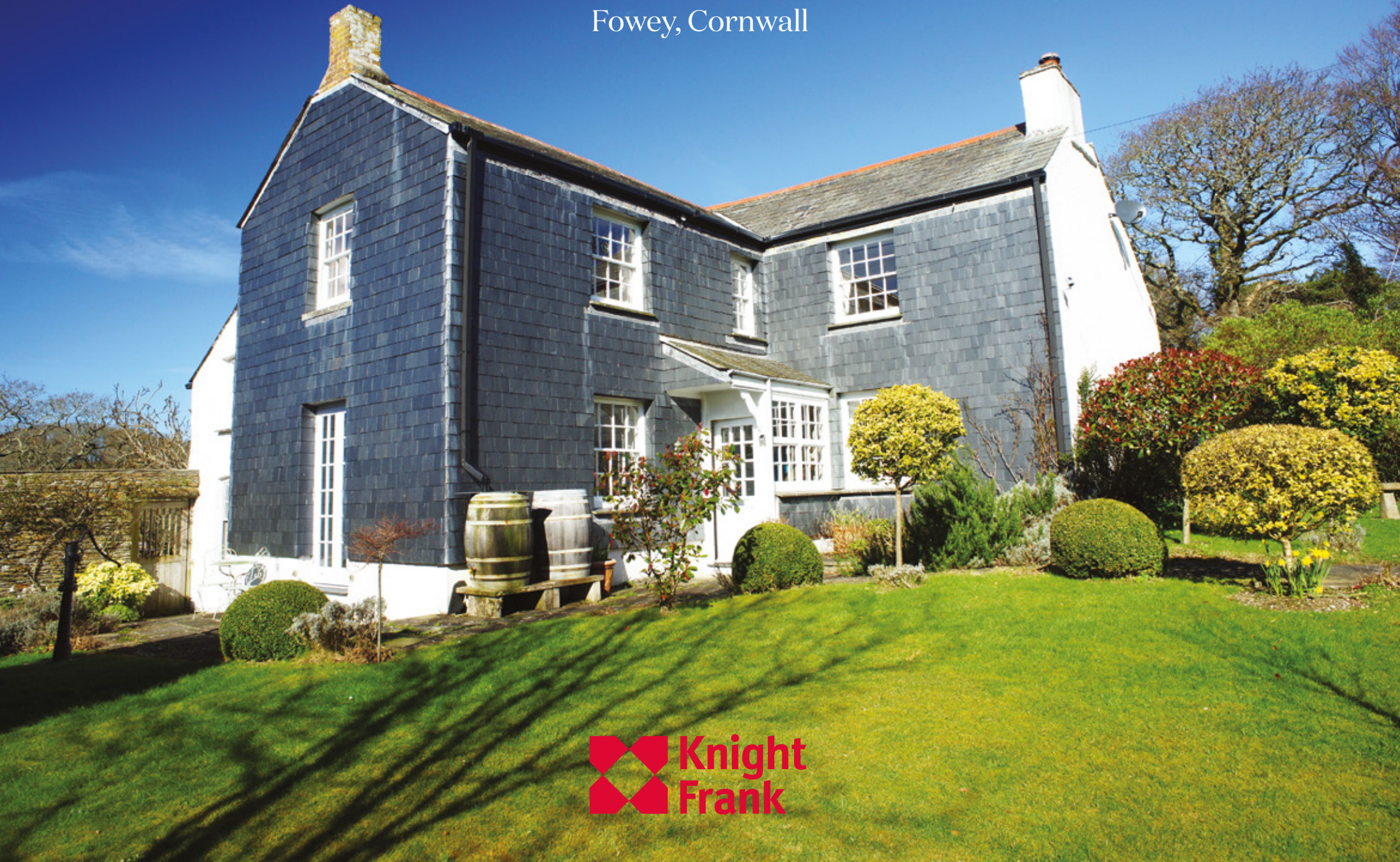


Lankelly Farmhouse

Fowey, Cornwall





Lankelly Farmhouse

Lankelly Lane, Fowey, Cornwall PL23 1HN

A charming family home that is situated in a private and quiet location on the edge of Fowey. It is just a short walk to the coast and local beaches. It has a pretty garden including an orchard and outbuildings and parking for several vehicles.

06 Mileages, separated by commas, 05 Mileages, separated by commas,
(All mileages are approximate)

Ground Floor

Porch and hallway | Open plan kitchen/dining room | Drawing room | Sitting room
Study/library | Conservatory | Utility room

First Floor

Landing | Principal bedroom with en-suite shower room | Guest bedroom with en-suite shower room
Two further double bedrooms | Family bathroom with bath and shower

Gardens, grounds and outbuildings

Patio, orchard and lawns | Workshop and garden shed | Private parking

Gross Internal floor Area (approx.): 2,489 sq ft (231.2 sq m)



Exeter

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Lankelly Farmhouse – for sale freehold

Lankelly Farmhouse is an immaculate, detached family home situated on the edge of the popular waterside town of Fowey. The property is full of charm and character and the original house has been extended, and carefully refurbished throughout, retaining all the character and architectural detail of the Georgian period. The house is set back from the road with a large front garden, a rear garden that faces south-west and a lower orchard. The garden backs onto open countryside with views across fields to Rashleigh Woods beyond. There is parking for four cars and a large wooden store.

The front garden is particularly charming and the front door leads into a hallway off which are two sitting rooms, a study and conservatory and the kitchen. The triple aspect sitting room has a large fireplace and woodburner and the second sitting room has French doors leading out to the side terrace. The study leads through to a conservatory looking over the rear garden.

The large kitchen opens into the vaulted dining room and there is a utility room and cloakroom. The kitchen is beautifully appointed with solid wood kitchen units, Silestone worktops and a Bertazzoni range cooker. There is a large island with breakfast bar, a fitted Miele fridge and views and access onto the garden. A new gas boiler has recently been installed in the boiler room within the kitchen. A door leads out onto the west facing patio and garden beyond. There is also a larder off the kitchen.

Stairs lead up from the kitchen to the first floor landing off which are four bedrooms and a family bathroom (with both a bath and a shower). The exquisite principal bedroom has an en suite shower room bathroom and there is a further double bedroom with an en suite shower room.

The house has immaculate landscaped gardens to both the front and rear, with a large paved patio and a lower garden planted as an orchard. At the far end of the higher garden and lawn is a terrace that is perfect for outside entertaining.



There is a workshop within the higher garden and a garden shed on the lower lawn and orchard that has water and electricity and could, subject to gaining the necessary planning permission, be converted into a studio annexe.

There is parking for four cars and a large wooden store beside the lane.

The property lies adjacent to the South West Coast Path. There are numerous walks straight from the house leading to the many beaches and coves surrounding Fowey including Menabilly and Polkerris. It is only about a 15 minute walk to Redaymove Cove and the town centre. At the bottom of Lankelly Lane there is a bus stop providing

routes to St Austell, Mevagissy, The Lost Gardens of Heligan and Newquay.

South Cornwall

Fowey is regarded as one of the most attractive waterside communities across the South West. 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 have helped to establish Fowey as a popular, high quality, destination.

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.

There are good road links to the motorway system via the A38/A30. Railway links to London, Paddington, can be made locally at Par and St. Austell and there are flights to London and other destinations from Newquay and Exeter.

EPC Rating

D

Fixtures and fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.



Viewing

Viewing is strictly by prior appointment with the Sole Agents Knight Frank LLP.

Services

Mains gas, electricity and drainage.

Local Authority

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR



Directions (PL23 IHN)

Take the B3269 towards Fowey. About 1 mile before the village and just after a right turn into a garage, go over the round-about and then fork immediately right down Prickly Post Lane. At the junction where Prickly Post Lane becomes Lankelly Lane the property will be found on the right hand side.



Approximate Gross Internal Floor Area

2,489 sq ft / 231.2 sq m

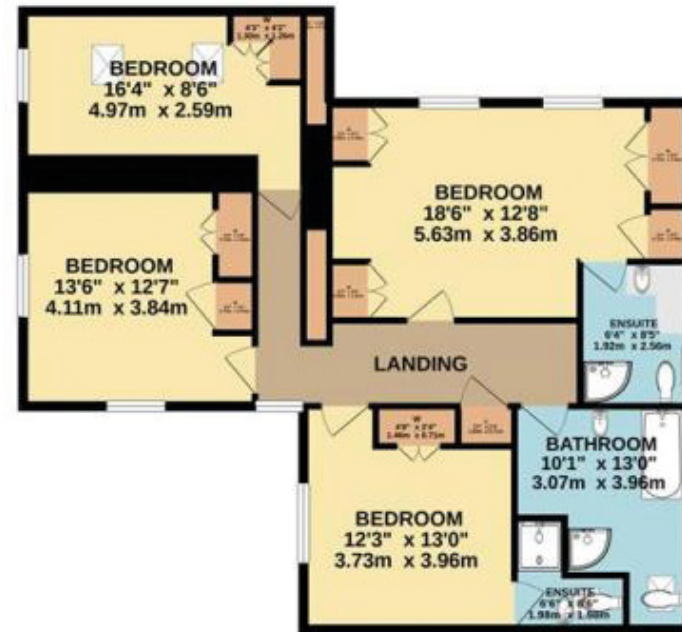
This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the Important Notice on the last page of the text of the Particulars



GROUND FLOOR
1420 sq. ft. (132.0 sq. m.) approx.



1ST FLOOR
1068 sq. ft. (99.2 sq. m.) approx.



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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