



Bellringers, Cliff, Cornwall





Situated in a **peaceful and private setting**, on the banks of the River Fowey, a beautifully presented house, with glorious gardens, a mooring, and sublime views across the water.

Summary of accommodation

Ground Floor: Entrance hall | Sitting room | Dining room | Kitchen | Utility room | Cloakroom

First Floor: Glazed atrium | Landing | Principal bedroom with en suite shower room | Three further bedrooms | Family bath & shower room

Outside: Parking | Garden store | Stunning waterside gardens | Direct access to the River Fowey
Running mooring

Gross Internal Floor Area: 2,574 sq ft (239 sq m)

In all about 0.61 acre (0.25 hectare)

Distances

Lerryn 1 mile, Lostwithiel/A390 3 miles, Polruan 6 miles, A38 7 miles, Bodmin Parkway 7 miles

Liskeard 10 miles (All distances are approximate)



Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
knightfrank.co.uk

Sarah-Jane Bingham-Chick
01392 423111
sj.chick@knightfrank.com



The Location

Cliff is a picturesque, lightly wooded hamlet on the eastern bank of the Fowey River. The hamlet is just over a mile from the unspoilt village of Lerryn, with its ancient bridge and period houses. Lerryn caters for most day-to-day needs including a primary school, a village shop/post office, a village hall, and popular pub. The town of Lostwithiel is about 3 miles from Cliff and is known as the antiques capital of Cornwall, and is home to a quirky array of shops, galleries, pubs, and places to eat, along with GP, dental and veterinary surgeries.

The larger towns of Bodmin and St Austell both offer a far more comprehensive range of shopping and leisure facilities. Much of the countryside surrounding Cliff is designated as an Area of Outstanding Natural Beauty and offers some of the most tranquil and picturesque footpaths and bridleways along the south coast of Cornwall, together with footpaths leading inland to the pretty parish of St Veep and a riverside footpath which runs along Lerryn Creek, passing through Lerryn and following the riverbank through the woods to the north of the River Fowey. Fowey sits on the mouth of the estuary and is one of Cornwall's most historic and unspoilt seaport towns, renowned for its safe, deep-water anchorage and excellent sailing. Fowey Harbour has all the activity of a busy working harbour, and a car/passenger ferry service links Fowey with Bodinnick.



Fowey plays host to several major cultural and maritime events including the Daphne Du Maurier Literary Festival and the Fowey Royal Regatta. The town is rich in amenities and offers a wonderful mix of shops, chandleries, boutiques, bars, delicatessens, pubs and restaurants.

Communications are good with a main line railway station at Bodmin Parkway, providing a regular service to London Paddington (approximately 4½ hours), Cornwall International Airport about 20 miles, and the A38 arterial route to Devon and the M5 beyond is about 7 miles.

The River Fowey is ideal for boating up to Lerryn, Golant, Lostwithiel, Fowey and kayaking, SUP, canoeing, rowing, wild swimming and all the great nature - kingfishers, curlews, ospreys, many swans, abundant fish and seals.

Bellringers

Bellringers occupies a stunning waterfront setting, overlooking a beautiful, tidal stretch of the River Fowey, about two miles upriver from the mouth of the estuary and the open sea beyond. The gardens extend to the banks of the River Fowey and are fringed by a beautiful and well-established screen of mature trees. The date of Bellringers is unknown but, from humble beginnings, it has evolved over the years into a generously sized and beautifully presented family home. The house, which has been extended and re-configured, is finished to a very high standard. The exterior has been finished with a combination of local stone, painted render and tile hung slates, in keeping with the original façade. Natural light is in abundance throughout the house, with wide, tall windows, and a glazed atrium over the landing. The ground floor comprises a sitting room with a wide inglenook fireplace and a wood burning stove and a beautiful kitchen, well appointed with a good range of units under granite surfaces, a Belfast sink, and several built-in appliances. In addition is a utility room and a cloakroom. A fabulous dining room with Crittall french windows opening onto the terrace. The reception rooms and the kitchen all offer sweeping views across the garden to the river. The first floor is approached via two staircases, one is an architectural feature of the house, and sweeps in a circular motion to the atrium landing, which is a dedicated reception area to the principal suite of bedroom and en suite shower room. The bedroom features Crittall french windows with a Juliette balcony.



The secondary staircase leads to the remaining three bedrooms and further bath/shower room. Again, the views enjoyed from the front facing bedrooms are truly sublime.

Parking & Gardens

The gardens extend to over half an acre and are exquisite, largely level and mostly laid to lawn with mature shrubs, trees, and well-stocked flower beds. Adjoining the house is a large full-width paved terrace with access to both the sitting and dining rooms, which becomes a fantastic outside entertainment space. The terrace takes in the full sweep of the view with sufficient room for separate seating and dining areas and has steps down to a path running along the riverbank. The gardens sweep down to the riverbank, with steps descending at one end, to the shore with a beach accessible at low tide - great for dog walking. The house has a gravelled parking area with space for four vehicles.

Services

Mains water, electricity. Private drainage. Oil-fired central heating.

Fixtures and fittings

All items usually known as owners' 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 agents Knight Frank.

Directions (PL22 ONT)

Follow the A38 in a westerly direction. At Dobwalls roundabout take the A390 to St Austell and Lostwithiel. Turn left on entering Lostwithiel to Lerryn and The Ship Inn. After 200 yards turn left by Earl of Chatham Pub. Follow this road all the way to Lerryn and over the bridge in the village, past the shop and Ship Inn. Continue for 1 mile to right turn for Manely. As road descends towards estuary Bellringers drive will be found on right.

What3words: profiled.mothing.blacken

Property information

Tenure: Freehold

Local Authority: Cornwall Council (www.cornwall.gov.uk)

Council Tax: Band D

EPC Rating: D

Guide Price: £2,250,000



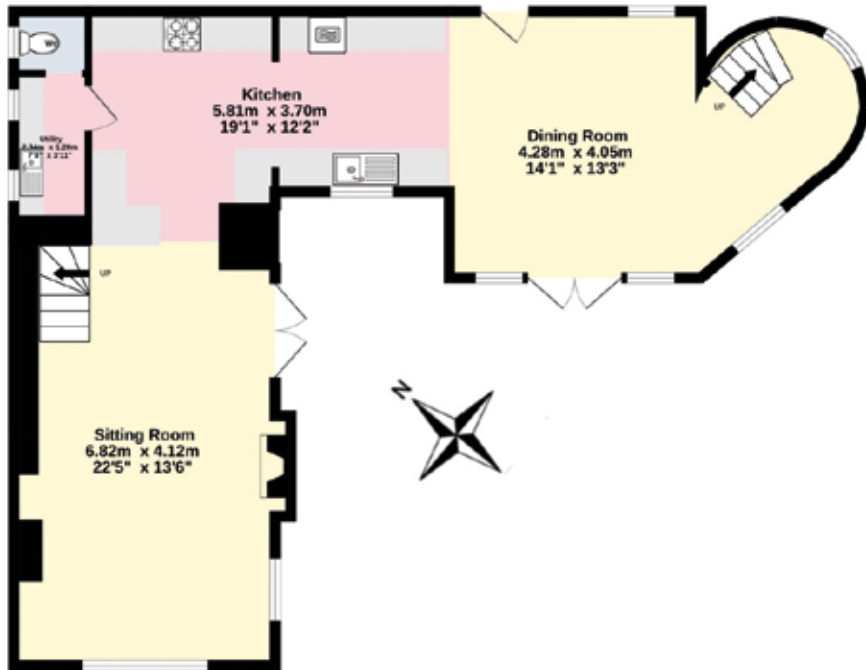
Approximate Gross Internal Floor Area

2,574 sq ft (239 sq m)

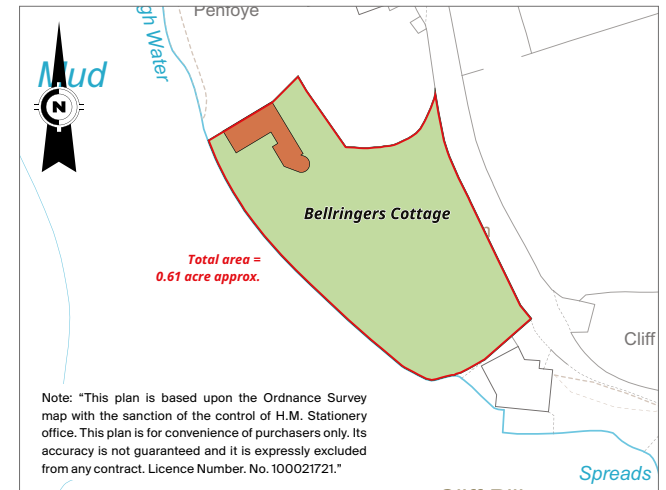
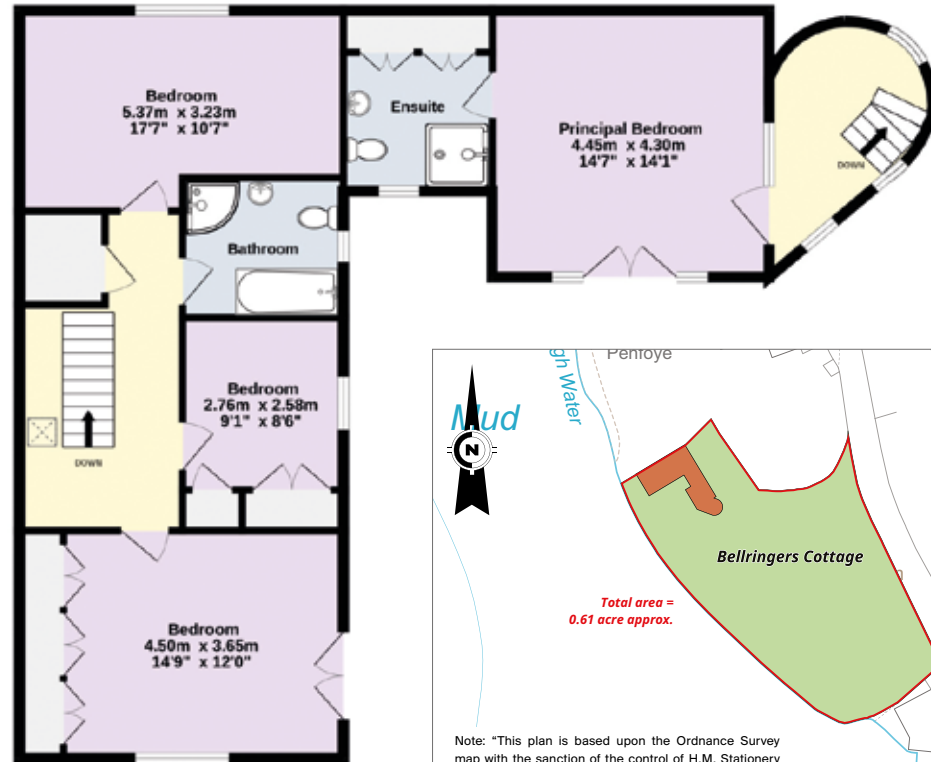
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Ground Floor
73.9 sq.m. (796 sq.ft.) approx.



1st Floor
95.9 sq.m. (1032 sq.ft.) approx.



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2024. Photographs and videos dated September 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com