

PENFOYE

CLIFF • NEAR LERRYIN • SOUTH CORNWALL



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A very special waterfront property in a much sought-after part of the West Country with direct water access onto the River Fowey. Within the most enchanting environment this property offers a fantastic and varied way of life blending both rural and waterside lifestyles.

Reception hallway • Sitting room • Kitchen/breakfast room • Orangery
Utility room • Cloakroom • Laundry room • Inner staircase hallway

Principal bedroom, dressing room (or 5th bedroom) and en suite bathroom
Guest bedroom suite • 2 further bedrooms • Family bathroom

South west facing terrace • Plant room • Double garage
Garden shed and wood shed • Parking for at least 4 cars or boat trailers

Landscaped garden • Vegetable gardens
Foreshore to mean high water • Stable yard with field shelter

Landing stage • Dry moorings/frape

In all about 1 acre (0.4 Ha)

Gross Internal floor Area (approx.) 2,616 sq ft (243 sq m)

Lerryn 1.5 miles • Lostwithiel 5 miles • Fowey 11 miles by road, 4.3 miles via ferry
or 2 miles by boat from Penfoye • Bodinnick Ferry 4.2 miles (car ferry to Fowey)
A38 Devon Expressway 7.5 miles • Bodmin Parkway 9 miles (London Paddington
3 hours 41 minutes) • Par 10.2 miles (London Paddington 3 hours 53 minutes)
Newquay Airport 24 miles • Plymouth 29 miles (3 hours 7 minutes to London Paddington)
Exeter 68 miles (London Paddington 2 hours 4 minutes)
(All distances and times are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.



Penfoye – For sale freehold

Penfoye is a very special waterfront family home that enjoys direct water access onto the Fowey Estuary. The property is situated in the charming rural hamlet of Cliff and the house itself is orientated south west. The house itself has Georgian origins but, significantly, has been substantially renovated, restored and extended in recent years. This work includes the addition of an Orangery off the kitchen, ground source heating, under-floor heating throughout, a new roof, new doors, new windows, new floors, new plumbing, new bathrooms and new electric wiring.

First impressions are particularly impressive on arrival at Penfoye. There is parking behind and beside the house for up to 10 cars or boat trailers. Steps lead down from the parking area to the front door which leads into a spacious hallway with a wood burner and a tiled floor. The hall leads through to the sitting room that enjoys lovely views through sash windows over the water. It also has a wood burner. An attractive arched door leads out onto the south west facing terrace. Off the sitting room is an inner hall leading to a laundry room and the staircase. Off the reception hallway is a corridor leading through to the open plan kitchen/breakfast room/living room. Off the corridor are the utility room and downstairs cloakroom/ WC. The breakfast room and living room form part of the orangery off the kitchen and the whole open plan room provides the focal point of the house. The orangery leads through concertina doors out onto the terrace that make the most of the breath-taking views out across the Fowey Estuary. The house has been cleverly designed to maximise the seamless transition from inside to outside living and entertaining.

An oak staircase leads up to the first floor landing and corridor, off which are four bedrooms and a family bathroom. The family bathroom has both a bath and a shower and two of the bedrooms are en-suite shower rooms. The principal bedroom also has a dressing room off it which could be used as a fifth bedroom.





Gardens and Grounds

Accessed from the outside and adjoining the house is the plant room that houses two ground source heat pumps and the hot water tank. In front of the terrace is a lovely lawn that ends high above the water's edge. Steps lead down to a landing stage owned by the property and has steps leading down to the foreshore. Off the landing stage is a frape or dry mooring. The garden is particularly impressive and filled with a multitude of mature specimen trees and shrubs. Within the garden is a garden shed and wood store and at the far end of the garden, are a wood shed, fruit cages and fruit trees.

On the other side of the lane the property also owns a stable-yard with a field shelter. The yard has water and is wired for electricity. It also has its own separate access onto the lane and other access into adjoining pasture that is currently rented by the property.

Rights Of Way

A public foot path runs down the side of the garden to the water's edge but does not adversely affect the privacy that the house enjoys.

South Cornwall

Cliff is a picturesque, lightly wooded hamlet on the eastern bank of the Fowey River. The hamlet is about 1¾ miles south west from the unspoilt village of Lerryn with its ancient bridge and period cottages. The village caters for most day-to-day needs including a village shop, a village hall and pub. The town of Lostwithiel is about 4½ miles from Cliff and provides a wider range of shopping facilities. The nearby towns of Bodmin and St Austell both offer a far more comprehensive range of shopping, commercial 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 riverside footpath which runs along Lerryn Creek, passing through Lerryn and following the river bank through the woods to the north of the River Fowey.

On the opposite banks of the river are Golant and Fowey. Fowey is one of Cornwall's most historic and unspoilt sea port towns renowned for its safe deep water anchorage and excellent sailing. Fowey River is a charming and picturesque inlet between imposing headlands extending for about 6 miles inland to Lostwithiel with good depth of water for the first two mile or so.



Fowey has all the activity of a busy working harbour with ships from many nations entering and leaving the harbour. A car/passenger ferry service links Fowey with Bodinnick and runs constantly during daylight hours.

The Fowey River is an ideal place to keep either a yacht or dinghy as together with its creeks and inlets it provides fantastic opportunities for day sailing. Fowey plays host to a number of major cultural and maritime events including the Daphne Du Maurier Literary Festival and the Fowey Royal Regatta.

Whilst Fowey remains a working, deep water port, it is also the perfect cruising base from which to explore the Channel Islands and beautiful harbours and creeks of the West Country. Throughout the summer its harbour teems with boating activity, from competitive racing of the local Troy class, cruising yachts and dinghies, to large gaff-rigged wooden Oyster luggers and visiting cruise liners.

The town itself is rich in amenities with all manner of shops, bank, chandleries, boutiques, bars, delicatessens and restaurants. It also has its own hospital, doctors and dentists surgeries, as well as a library, primary and secondary schools.

Communications are good with a main line railway station at Bodmin providing fast and easy access to London Paddington (travelling time approximately 4½ hours). To the north west, Newquay Airport at St Mawgan provides regular flights to London (flight time approximately 1 hour).

The motorway road network as far as Exeter and then either the A30 (via Bodmin) or A38 (via Plymouth) makes Fowey very accessible. Regular Intercity rail services from Bodmin or Liskeard (about 3 hours 53 minutes to London Paddington) and Plymouth (about 3 hours and 7 minutes to London Paddington) are even quicker. The growing number of flights to UK and international destinations from Newquay and Exeter Airports, and Brittany Ferries services from Plymouth to France and Spain, ensure that Fowey is now a viable destination or starting point of any journey.

Services

Mains electricity and ground source heat pumps. Mains water and private drainage.

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 curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

Local Authority

Cornwall Council, County Hall, Treyew Road, Truro TR1 3AY

Directions (PL22 0NT)

From A30 south east of Bodmin, take slip road signed Bodmin, Liskeard. Follow road to left turn for Liskeard and signs to a roundabout and take Liskeard exit. After 200 yards at next roundabout, take right turn signed Lostwithiel. Follow signs to Lostwithiel (approx. 4 miles). Take left turn east onto main road A390 and follow into 40mph zone. After 400 yards take right turn signed Lerryn. Go straight on at crossroads at houses and Earl of Chatham pub, signed St Winnow (1¼ miles) and Lerryn (3 miles).

Follow road through Lerryn and then follow signs to Polruan, Bodinnick (IGNORE left fork to Polperro). After about 0.6 miles beyond Lerryn, where main road turns left beside a white cottage (Wooda Cross), carry straight on signed Manely ½ mile (signed as a dead end road). Follow the road, then downhill and the property will be found on the right just after the left hand bend.

Viewing

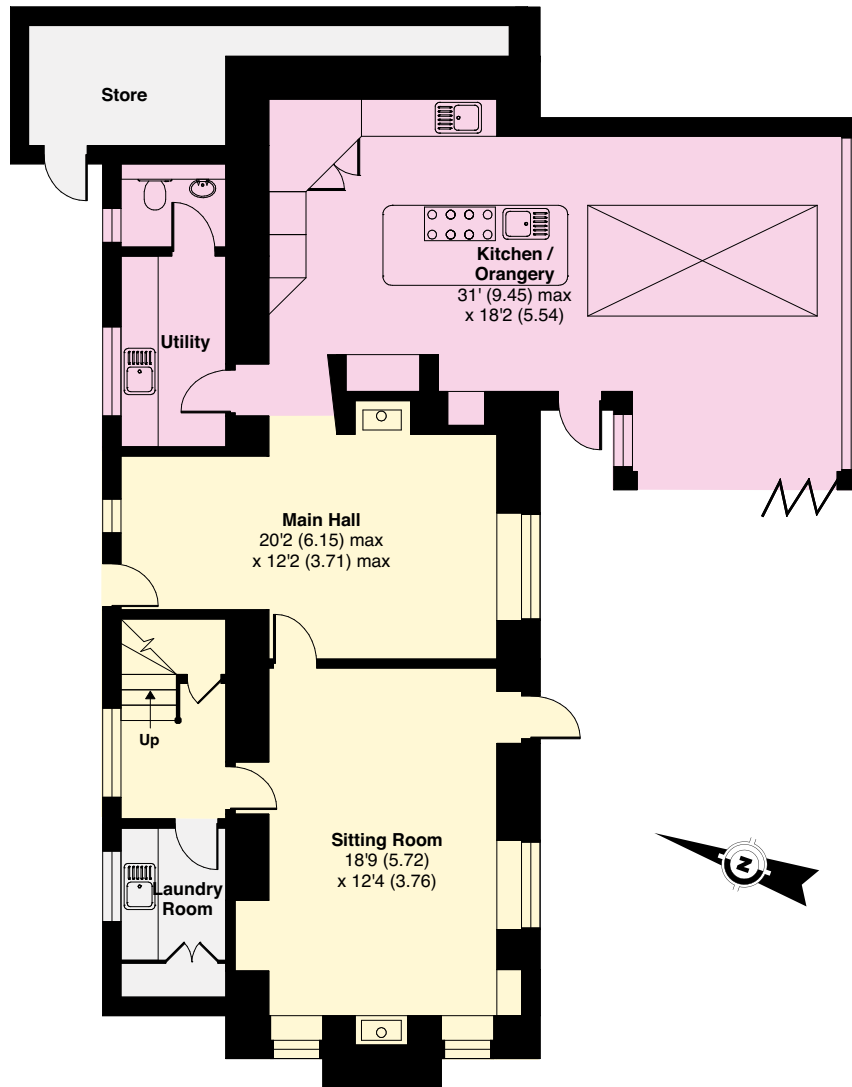
Viewing is strictly by prior appointment with Knight Frank LLP.



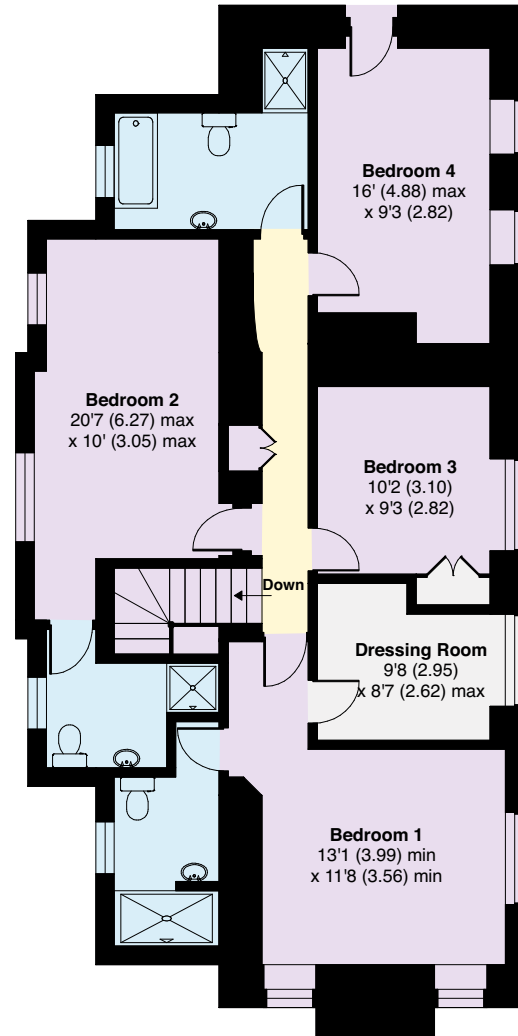
Approximate Gross Internal Floor Area
2616 sq ft / 243 sq m

Excludes stores & includes garage

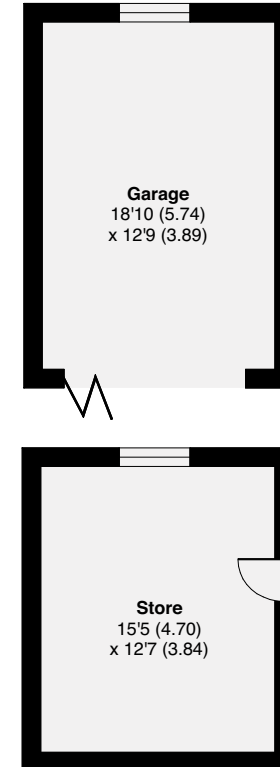
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Ground Floor



First Floor



Outbuildings



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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