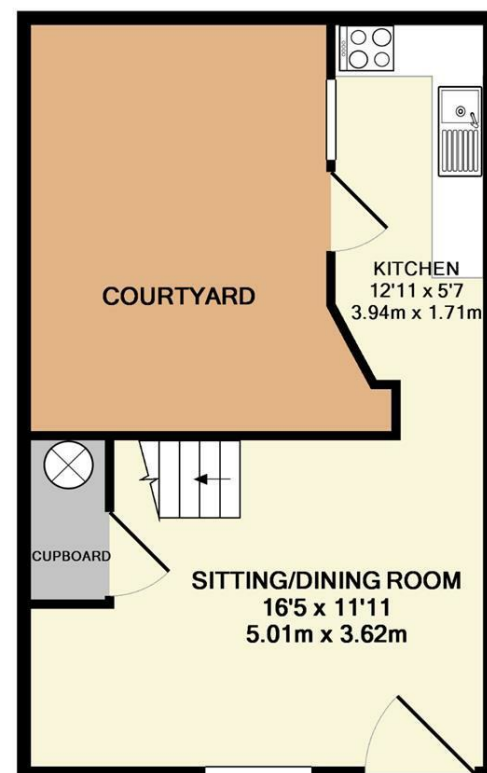


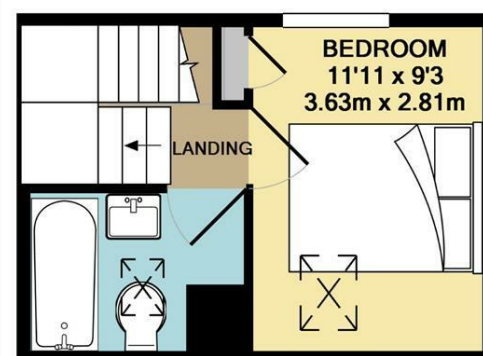
MAY WHETTER & GROSE

**THE STABLES, LAWHYRE, POLVILLION ROAD,
FOWEY, PL23 1HG
GUIDE PRICE £225,000**



GROUND FLOOR
APPROX. FLOOR
AREA 438 SQ.FT.
(40.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 616 SQ.FT. (57.2 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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1ST FLOOR
APPROX. FLOOR
AREA 178 SQ.FT.
(16.6 SQ.M.)



A CHARMING HOLIDAY COTTAGE, FORMERLY PART OF A TRADITIONAL BARN. Benefits from a private courtyard and a parking space. Located on the edge of town and within a short walk to woodland and the beach.

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.



The Stables, Lawhyre, Polvillion Road, Fowey, Cornwall, PL23 1HG

Believed to date back to the 18th Century, this lovely cottage offers delightful comfortable and contemporary accommodation, whilst keeping the traditional feel of the original old stone building it once was. The property comes with parking, garden area and private courtyard to sit and relax. The cottage is offered for sale with contents by separate negotiation, for ease of immediate holiday letting. Viewing is essential to appreciate this lovely location.

This charming one bedroom property is situated in a quiet location only a 20 minute walk into the town centre with the shops, pubs, bistros and town quays. A walk of approximately 10 minutes along 'The Parade' brings one to the sandy beach at Readymoney Cove.

Fowey is regarded as one of the most attractive waterside communities in the county. 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 etc, 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.



Accommodation

with approximate room sizes being shown on the floor plan, comprises:

- Sitting Room
- Kitchen
- Double Bedroom
- Bathroom
- Front garden
- Rear courtyard
- Parking
- Communal garden and play areas
- Contents available to purchase separately

NOTE

The property is freehold, with use as holiday accommodation 12 months a year. Please ask Agent for further details.

Services

None of the services, systems or appliances at the property have been tested by the Agents.

Local Authority

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

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

EPC Rating F