



**STAGS**

Tansy, Lerryn, Lostwithiel, Cornwall,  
PL22 0PZ

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**An impressive, contemporary cottage with views over  
the Fowey Estuary**

Lostwithiel 3 miles - Fowey 5 miles (via ferry) - Plymouth 29 miles

• Popular Village Setting • Impressive Open Plan Kitchen/Dining  
Room • Sitting Room • 2 Bedrooms (Master En Suite) • Bathroom • No  
Onward Chain •

**Guide price £350,000**

01566 774999 | [launceston@stags.co.uk](mailto:launceston@stags.co.uk)



## SITUATION

The property is situated in the heart of this pretty riverside village in Cornwall, within the Lerryn Conservation Area and on the edge of an Area of Outstanding Natural Beauty. The Fowey Estuary can be accessed (by public slipway) from the tidal waters at Lerryn. Nearby, there are beautiful walks, with much of the woodland and riverside in the ownership of the National Trust. Lerryn itself has a primary school, village shop/post office, community centre and popular public house. The harbourside town of Fowey provides secondary schooling and deep water moorings, with its sheltered estuary favoured by the sailing fraternity. Fowey is accessed via the Bodinnick Ferry (5 miles). Lostwithiel has a mainline railway providing an excellent commuter link to Truro, Plymouth, Exeter and beyond.

## DESCRIPTION

A delightful 2 bedroom cottage which is presented to a high standard, situated in the heart of the popular village of Lerryn, alongside the Fowey Estuary with stunning views over the river.

## ACCOMMODATION

The accommodation is clearly illustrated on the floorplan overleaf and briefly comprises: steps up from the riverside lead to the front door which opens into a porch and the kitchen/dining room. The spacious kitchen/dining room has windows overlooking the estuary, tiled floor with underfloor heating and a storage cupboard. The kitchen area comprises a range of base, wall mounted and drawer units, a Belfast sink, integral dishwasher, integral fridge and space for a cooker. Stairs rise to a half landing and lead to the sitting room and bathroom, both with tiled floors and underfloor



heating. The bathroom comprises a bath with shower over, low level WC and wash hand basin.

The first floor comprises two bedrooms and an en suite shower room in the master.

## OUTSIDE

To the front of the property steps lead up to the front door and a terrace area which overlooks the river. A path leads along the side and rear of the property.

## SERVICES

Mains water and drainage. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

## VIEWING

Strictly by prior appointment with the vendor's appointed agents, Stags.

## DIRECTIONS

From the centre of Lostwithiel, cross the River Fowey passing the railway station on your right hand side. Continue up the hill and take the right hand turning signposted Lerryn. Continue along this road for approximately 3 miles where you will reach the village. Continue through the village over the bridge crossing the river. As you reach the centre of the village, turn right towards the main car park by the village shop and just before entering the car park turn left. Continue along this road and after a short distance you will see the property on your left.

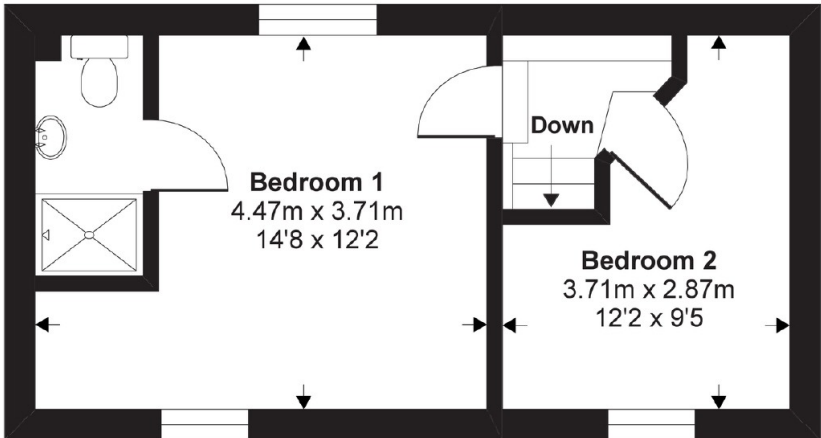
## RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01566 771800.

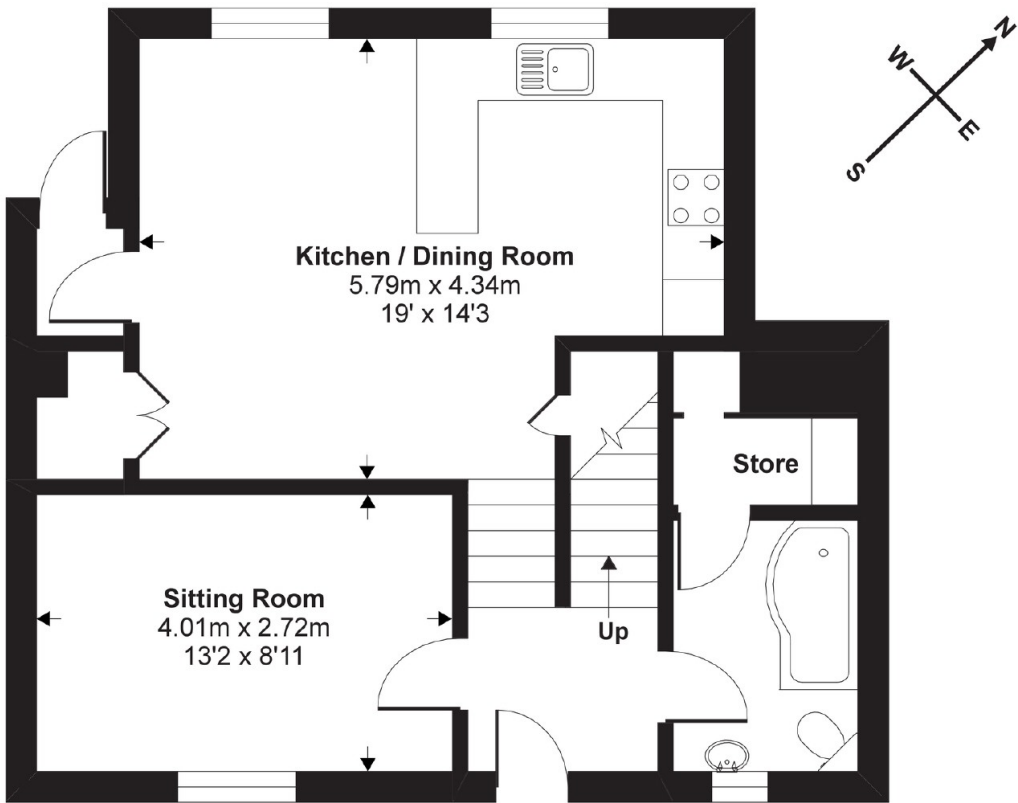




Approx. Gross Internal Floor Area  
80.8 Sq Metres 870 Sq Ft



First Floor



Ground Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			67
(39-54) <b>E</b>		46	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	