



Poppies

Poppies, 4 Legion Lane, Tywardreath, Par, Cornwall PL24 2QR



Fowey 4 miles Golant 2.5 miles St Austell
5.5 miles

Well presented, light and spacious home in a sought-after village location with easy access to south coast beaches.

- Sought-after village location
- Quiet no-through lane
- Four bedrooms (two en-suite)
- Large kitchen/dining room
- Utility room
- Family bathroom
- Underfloor heating
- Enclosed rear garden
- 3D Virtual Tour

Guide Price £395,000

SITUATION

Poppies was built in 2018 and is situated in the small hill top village of Tywardreath, close to the south coast of Cornwall. Excellent village facilities include a variety of shops, a renowned local butcher, pubs and a sought-after primary school complete with indoor swimming pool, all of which are very close walking distance from the property. The local beach is just a short 10-15 minute walk as is Par railway station on the London to Penzance line.

Some of the best kayaking and stand up paddle boarding can be found at nearby Golant with easy and safe access to the Fowey River. The picturesque and historic estuary town of Fowey is approximately four miles away with tidal sandy beaches and a wide range of restaurants, shops and galleries.

THE PROPERTY

Entered from the front, a light spacious hallway with engineered oak flooring leads through to the well proportioned lounge with a large south facing window overlooking fields.

The well-appointed kitchen/dining room, also with engineered oak flooring provides ample work spaces, a range of base and wall units with integrated hob, oven, extractor, fridge, freezer and dishwasher. A large window overlooks the garden with a door out to the rear patio. From the kitchen is a utility room with space and plumbing for appliances, further cupboard space and sink.

The hallway also provides access to a flexible annexed ground floor bedroom, currently being used as a craft/hobby room with with en-suite shower room.

Stairs to the first floor lead to a galleried vaulted landing with Velux windows

providing good natural light and access to three double bedrooms, one with an en-suite shower room.

A family bathroom with full bath, shower over, sink and WC completes the first floor accommodation.

OUTSIDE

To the front of Poppies there is generous parking for three cars and direct access to the property.

At the rear the patio area accessed directly from the kitchen/dining room is ideal for entertaining and alfresco dining. A slightly elevated area of this enclosed walled garden is laid to lawn with recently planted shrubs and borders.

Easily accessed from the property is a footpath across the adjacent fields to a lane leading to the beach and the coast path to Fowey and Menabbily.

SERVICES

Mains electricity, water, drainage and gas. Gas fired underfloor heating to the ground floor and radiators to the first floor. Double glazed throughout.

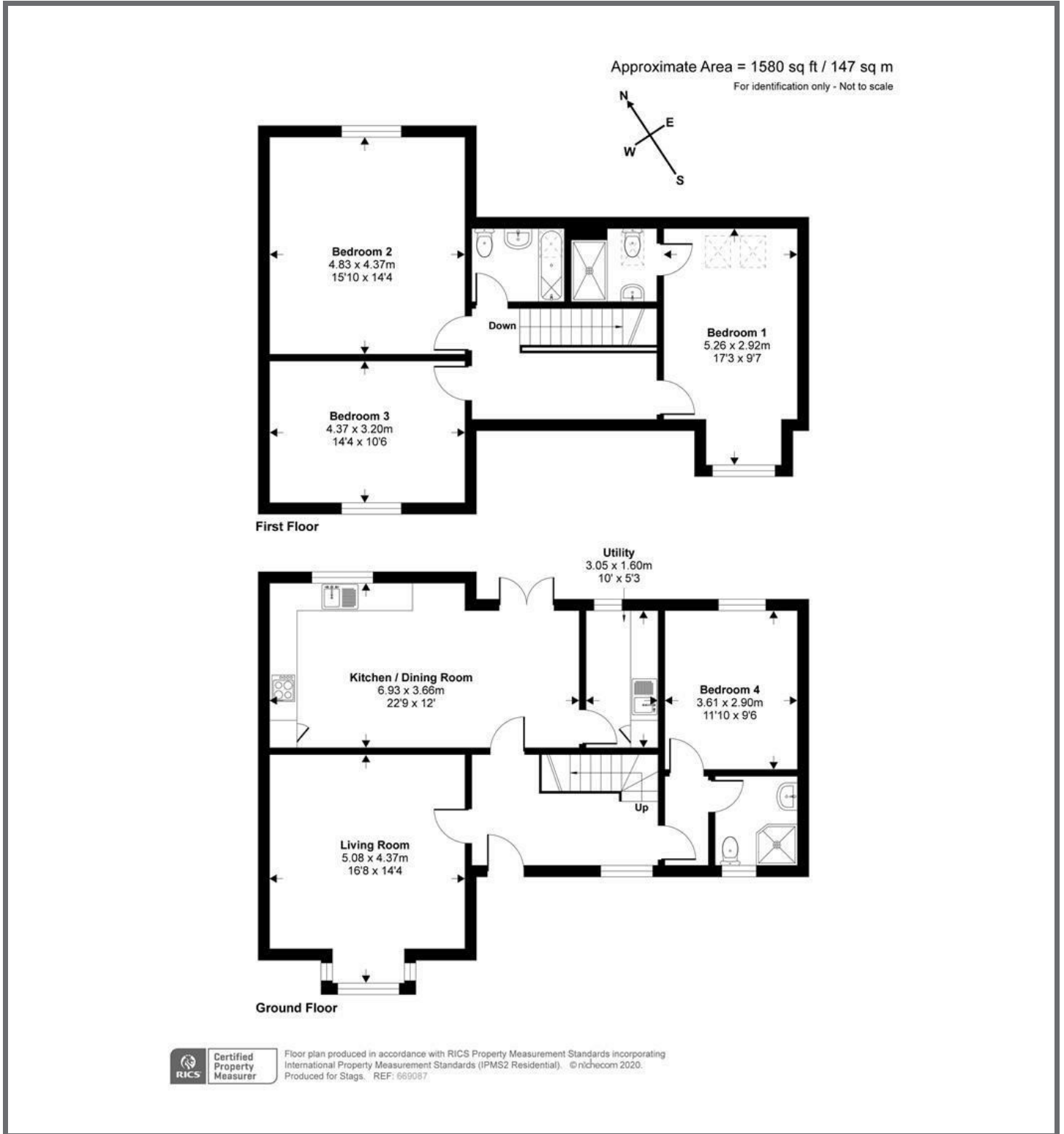
VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

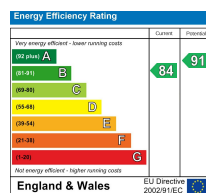
With the Church on your right, continue through the centre of the village. On the bend you will see Hoopers Garage on the right just past the New Inn pub. The entrance to Legion Lane is tucked away next to the garage. Poppies will be found after 50 yards on the left.





These particulars are a guide only and should not be relied upon for any purpose.

61 Lemon Street, Truro, TR1 2PE



01872 264488
truro@stags.co.uk

stags.co.uk