



# Westwood

**Lankelly Lane, Fowey, Cornwall, PL23 1HN**

£1,000,000 Freehold









***A beautifully modernised and extended detached house, with rural and far-reaching sea views***

- Generous and bright accommodation of over 3,000 sq ft •
- Indoor swimming pool with changing area and wet room •
- Stylish open plan extension opening onto a terrace overlooking the gardens
- Five bedrooms, one bathroom, four wet rooms and substantial first floor balcony
- Large private driveway with carport and boat/caravan storage space
- Solar assisted heating system & selection of PV panels
- Mature level gardens with a kitchen garden and selection of outbuildings

The beautiful and historic harbour town of Fowey is set on the western bank of the River Fowey, a tidal estuary on Cornwall's south east coastline, between the fishing ports of Looe in the east and Mevagissey in the west. On the opposite side of the river is the village of Polruan, with a regular passenger ferry connecting the two and a car ferry that runs from Fowey to Bodinnick on the other side of the river.

Set in an 'Area of Outstanding Natural Beauty', Fowey is not only a historic town, but also a commercial seaport and natural harbour, with many deep water moorings making it an ideal cruising base for boating enthusiasts. Throughout the summer the harbour teems with boating activity, from competitive racing of the local Troy class, cruising yachts and dinghies to large gaff-rigged wooden yachts and visiting cruise liners.

The town has an active community throughout the year and a fine selection of local amenities including numerous shops, pubs, restaurants and

hotels. It also has its own doctors and dental surgeries, as well as a post office, hairdressers, library, primary and secondary schools, whilst further amenities are available at nearby St Austell, Bodmin or Truro.

During the year, Fowey plays host to a number of major cultural and maritime events including a Christmas market, the Fowey Festival of Arts and Literature, The Du Maurier Festival and the Fowey Royal Regatta, that has celebrations over a whole week culminating with a wonderful fireworks display.

Communications to the area are good, with the A30 at Bodmin providing dual carriageway links to the M5 Motorway at Exeter, or via Plymouth on the A38. There are regular rail services from Par, Lostwithiel or Bodmin Parkway to London Paddington, whilst Cornwall Airport (Newquay) also provides daily flights to London Heathrow, as well as many other national and European destinations.





## The Property

Westwood is set on the southern side of Lankelly lane, a quiet residential area on the western edge of Fowey, making it easily accessible to the beaches at Readymoney Cove, Menabilly and Polkerris. Set in a generous south facing plot, Westwood is a substantial detached house, which dates from the 1930's, that has been modernised and extended in recent years by the present owners, to create a wonderful family home.

With accommodation over three floors extending to over 3000 sq ft, the building has plenty of 'wow' factor, most notably on the ground floor, which offers wonderful open-plan living spaces opening onto a fabulous south facing terrace overlooking the gardens, and an indoor swimming pool.

## Accommodation

From a covered entrance porch, the front door opens to the entrance hall, which has a cloaks cupboard, wc and shower room and staircase rising to the first floor. From here, a door leads to the open plan kitchen and dining room. The kitchen offers modern units under granite work surfaces, including a central island, fitted with a selection of integral appliances including a four plate induction hob, a two ring gas hob, a dishwasher, coffee machine, double oven and microwave. There is also space for a large double fridge/freezer. The open-plan living space continues to flow from the dining area, to the family room, with five panelled bi-folding doors opening onto a decked terrace overlooking

the gardens. The sitting room is also part of the open plan layout and yet it feels cosy and enclosed, including space for a wood burning stove and there is a door that opens onto the side garden.

The utility room is accessed either via the kitchen or from the boot room via the car port, and has a range of storage units and a door to the garden. From here there is access to the indoor swimming pool, which has a changing area, wet room and three panelled bi-folding doors opening to the garden. There are three Velux windows above the swimming pool and the heating system is assisted by solar tubes on the roof to help keep running costs to a minimum.

There are four good sized bedrooms on the first floor all with far-reaching sea views, three of which have French doors opening onto the south facing balcony. From the landing, there is a wet room, family bathroom and large linen cupboard. On the second floor there is a further bedroom suite with cloakroom and balcony style Velux Windows. There is plenty of eaves storage on this floor and a study area at the top of the staircase.

## Gardens & Grounds

In front of the house there is a substantial gravelled driveway, bordered by mature flower beds, providing ample parking for several cars and boat/caravan storage. There is a carport with space for two cars and a porch over the front door. To the side of the driveway, a five bar gate provides wide access to the gardens.

Along the building's southern façade, there is a decked and paved terrace, with steps leading down to the lawns, providing a perfect spot for outside eating and entertaining. The majority of the gardens lie on the southern side of the building, offering expansive lawns with mature flower beds overlooking fields beyond. Towards the southern boundary and slightly hidden from view is a kitchen garden with raised beds and an open sided storage barn. On the roof of this barn the owners have installed 16 PV solar panels. There is a further storage shed and a stone wall and covered Cornish wall form the property's boundary.

## Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Cornwall Office.  
Telephone: +44 (0) 1872 243 200.

**EPC Rating = C**



## SERVICES

Mains water, drainage, electricity and Gas. Gas-fired central heating.  
Solar water pipes & PV Solar panels.  
Under floor heating on the ground floor.

**BROADBAND:** Super-fast fibre is available in this postcode.

## TENURE

Freehold

## FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, light fittings, garden ornaments, etc. are specifically excluded but may be available by separate negotiation.

## LOCAL AUTHORITY

Cornwall County Council





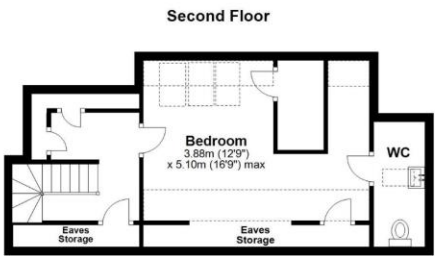
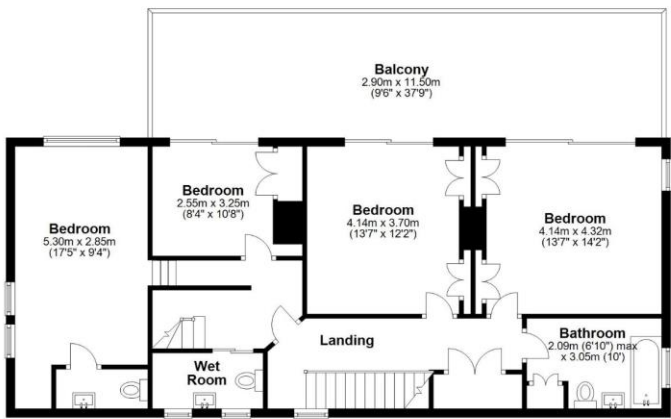
Lankelly Lane, Fowey, Cornwall, PL23 1HN  
Gross Internal Area 3026 sq ft, 281.1 m²

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First Floor



Total Internal Area: approx.  
281.12 sq. metres (3026 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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