



  
**PILKINGTON ESTATES**  
PROFESSIONAL PROPERTY CONSULTANTS

**Lanteglos, Fowey, Cornwall, PL23**

**Offers Over: £900,000**

*Freehold*

# Lanteglos, Fowey, Cornwall, PL23

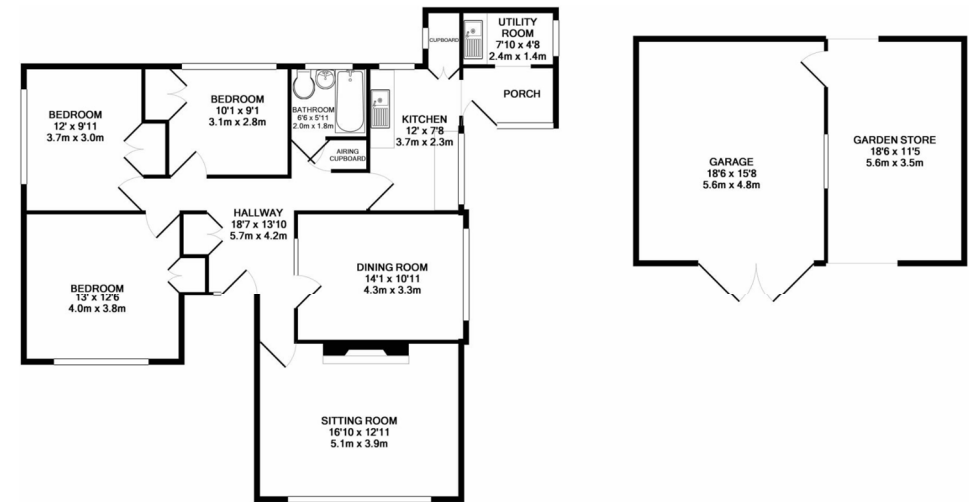
Located in a picturesque rural setting just a third of a mile from the eastern bank of the River Fowey, this three-bedroom detached bungalow offers a rare opportunity in the marketplace. Built in 1968 and in the same family since, the property features large gardens, a 2.5-acre meadow, and a separate barn with planning permission for conversion into a three-bedroom dwelling.

The bungalow comprises two reception rooms, three double bedrooms, a main bathroom, kitchen, utility room, detached garage, and garden store. While requiring modernisation or redevelopment, it holds significant potential. The surrounding grounds include a gently sloping 2.5-acre paddock with separate highway access.

Within 100 yards of the main property is a 0.6-acre plot with a stone and cob barn. Planning permission for conversion into a three-bedroom home and garage has been secured in perpetuity, following a material start made in 2021 under application number **PA17/04987**. Additional outbuildings, including loose horse boxes, present further development opportunities, subject to planning consent. A small paddock, stables and a sand school complete the facilities and makes it an attractive proposition for equestrian enthusiasts.

The property benefits from mains water and electricity, private drainage, and oil-fired central heating. It holds an EPC rating of E and falls under council tax band D.

Kayes Parc lies approximately one mile from the riverside village of Bodinnick, with its regular car ferry to Fowey. Penmarlam marina, a hub for sailing enthusiasts, is also within a mile. Fowey, known for its natural deep-water harbour and vibrant community, offers a range of shops, cafes, restaurants, and hotels. With its exceptional surroundings, this property combines rural tranquillity with accessibility to the best of Cornwall. EPC: E.



TOTAL APPROX. FLOOR AREA 152.0 SQ.M. (1636 SQ.FT.)  
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 guarantees as to their operability or efficiency can be given.  
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