




PILKINGTON ESTATES
PROFESSIONAL PROPERTY CONSULTANTS

Lanteglos, Fowey, Cornwall, PL23

Offers Over: £600,000

Freehold

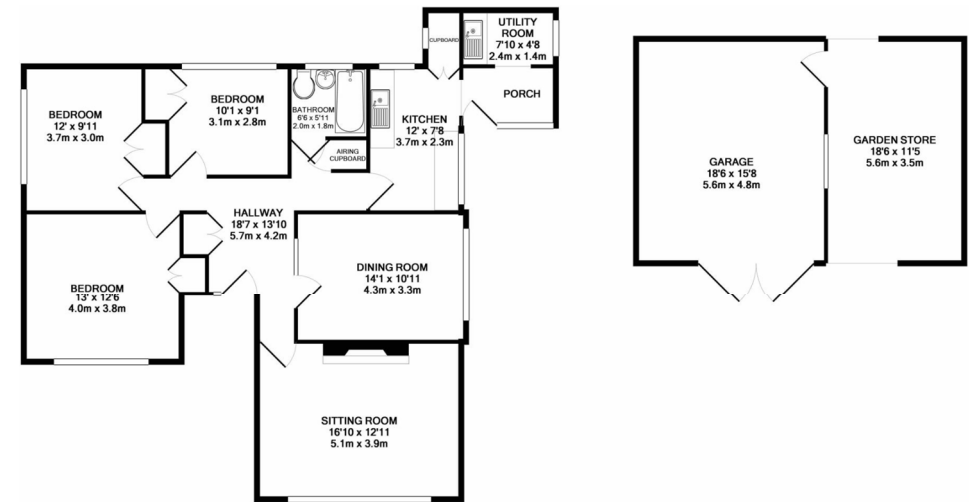
Lanteglos, Fowey, Cornwall, PL23

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.

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 harbor and vibrant community, offers a range of shops, cafes, restaurants, and hotels. With its exceptional surroundings, this property combines rural tranquility 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 guarantee as to their operability or efficiency can be given.
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