

Kayes Parc
FOWEY



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ESTATE AGENTS



- ***Picturesque Rural Location close to the Eastern Bank of the River Fowey***
- ***Three Bedroom Detached Bungalow with Large Gardens***
- ***Requiring Modernisation or Redevelopment***
- ***Adjoining 2.5 Acre Paddock***
- ***Separate Barn & Outbuildings in approximately 0.6 Acres***
- ***Planning Permission for a Three Bedroom Conversion***
- ***Detached Garage & Ample Driveway Parking***
- ***A Haven of Tranquility on Cornwall's Beautiful South Coast with Far Reaching Countryside Views***

Located in a fantastic rural and picturesque spot just one third of a mile from the eastern bank of the River Fowey is this three bedroom detached bungalow with large gardens, a 2.5 acre meadow and separate barn with planning permission for a three bedroom conversion.

Kayes Parc has been in the same family since construction in 1968 and provides a rare and unique opportunity in the marketplace.

The accommodation briefly comprises two reception rooms, three double bedrooms, one main bathroom, kitchen, separate utility room, detached garage and garden store. In all, the property requires a scheme of modernisation or alternatively complete redevelopment.

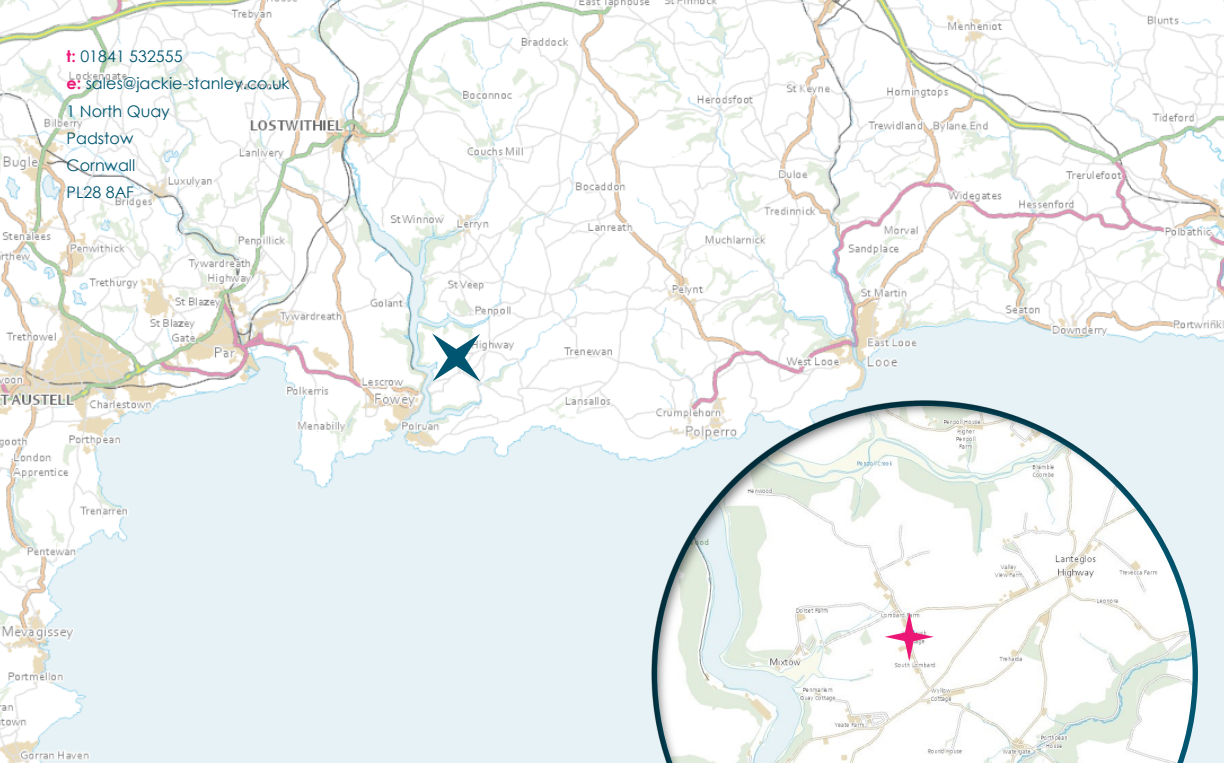
The property is surrounded by generous gardens and the 2.5 acre paddock, with its gently sloping pasture and separate highway access, adjoins.

Services to the property include mains water and electricity, private drainage and oil fired central heating. EPC rating E. Council tax band D. Ofcom suggest superfast broadband availability. Ofcom suggest 5G mobile connectivity.

Within 100 yards is a sheltered 0.6 acre plot with a stone and cob barn and granted planning permission for conversion into a three bedroom dwelling together with the construction of a garage. A material start was made in 2021 and therefore permission is now in perpetuity. All planning documents can be viewed using application number PA17/04987.

Kayes Parc, Lanteglos, Fowey, PL23 1NA £975,000 guide





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Further outbuildings with loose horse boxes within the yard have potential for development, subject to planning permission. There is also a small paddock and small sand school.

Fowey lies on the west bank of the stunning Fowey Estuary with its natural deep water harbour providing safe anchorage making it a perfect sailing destination. Fowey Harbour is one of the most picturesque harbours along the south coast, providing a huge range of shops, cafes, restaurants, public houses and boutique hotels. There are fabulous walks in the surrounding countryside and along the miles of coastal footpaths. Kayes Parc lies approximately one mile from the riverside village of Bodinnick, with its regular car ferry to Fowey. Penmarlam marina is within a mile of the property and provides launching and storage facilities for the keen sailor. The larger towns of St Austell, Liskeard and Bodmin are all within a 30 minute drive.

To find Kayes Parc, from the A38 follow signs to East and West Taphouse. Turn left onto the A390 before turning right onto the B3359 signposted to Looe, Polperro and Polruan. Follow this road for approximately 4.5 miles before turning right signposted to Polruan and Bodinnick. Follow this road for approximately 4.2 miles passing through Lanteglos Highway. Turn right at the sign for Mixtow and follow the lane for approximately 0.2 miles and Kayes Parc can be found along on the right hand side. The postcode for satellite navigation is PL23 1NA. What3words: trips.shipwreck.haggle

