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Oxborough
Phillips

Changing Lifestyles

Giants Hedge,
Lerryn,
PL22 0QA



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £575,000



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01208 814055

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A beautifully positioned two-bedroom character home with panoramic views over the River Lerryn, surrounding woodland and the picturesque village below, set within approximately 0.37 acres.

- Exceptional elevated position with panoramic views over the River Lerryn, village and surrounding woodland
- Set within approximately 0.37 acres of private, landscaped gardens
- Open-plan kitchen, dining and living area – ideal for entertaining or relaxing
- Viewing gallery and extensive bespoke windows showcasing uninterrupted river views
- Spacious living room with stone fireplace and wood-burning stove
- Ground floor double bedroom with modern en-suite shower
- Master bedroom with vaulted ceilings, river views and a luxury en-suite
- Expansive patio terrace perfect for alfresco dining
- Three private parking spaces
- Detached workshop and single garage with planning permission for conversion to a holiday letting annexe (PA19/11059)
- Council Banding - E
- EPC - E



Perched in an enviable elevated position, Giants Hedge enjoys some of the finest views in Lerryn. Overlooking the tidal River Lerryn and the enchanting Ethy Woods beyond, this individual home offers peace, privacy and an ever-changing natural backdrop that truly captures the beauty of this sought-after village.

Upon entry, one is welcomed into the heart of the home, a series of bright, open-plan living spaces designed to make the most of the stunning outlook. Immediately to the right lies a charming viewing gallery, a peaceful spot to sit and admire the uninterrupted scenery through its original windows. The open-plan kitchen, dining and living space follows, providing a sociable and versatile area ideal for both relaxing and entertaining. The kitchen has been modernised in recent years, featuring solid bespoke granite worktops, generous cupboard space and modern integrated appliances. Adjacent to the kitchen is a useful walk-in larder and a separate utility area with plumbing for a washing machine and dishwasher for added convenience.

The dining area, central to the main living spaces, offers ample room for a large dining table which is perfect for hosting family gatherings or dinner parties. To the side, a private study provides flexibility, ideal as a home office or equally as a characterful home bar. The spacious living room completes the main living area and truly showcases the home's extraordinary position. A wall of newly fitted bespoke windows floods the room with natural light while framing panoramic views across the river, village and surrounding countryside. Bespoke frameless glass doors take full advantage of the river views and fully open directly to the patio, encouraging alfresco dining and outdoor enjoyment in the warmer months. A stone fireplace with wood-burning stove adds warmth and character, creating a cosy retreat during the winter.

The ground floor also hosts a well-proportioned double bedroom with a recently modernised en-suite, featuring a walk-in shower, WC, basin and LED mirror. This bedroom also enjoys the same amazing views across Lerryn that make this property so special. A separate W.C is located off the hallway for guests' convenience. The second part of the hallway features built-in wardrobes, creating a walk-through dressing area that leads to the staircase. Upstairs, the master bedroom enjoys vaulted ceilings and multi-aspect windows that fill the space with light. The river views from this room are simply spectacular. The adjoining en-suite bathroom has been beautifully finished with a freestanding feature bath, walk-in shower, WC, basin and illuminated mirror.

Externally, Giants Hedge continues to impress. The gardens, set predominantly to the front of the property, cascade gently down the hillside, offering a series of tranquil areas to enjoy the outdoors. The current owners have thoughtfully designed walkways through the garden, leading towards the village and river below. The elevated patio offers a perfect space for alfresco dining or simply soaking in the scenery, views that locals often describe as the best in Lerryn. A detached workshop and single garage provide excellent storage and future potential. Planning permission is currently in place for the change of use of the existing garage to a holiday let/annexe, and for alterations to the parking bay, offering buyers an exciting opportunity for additional income or multi-generational living. Three private parking spaces are also included.

This is a rare opportunity to acquire a truly individual home in one of Cornwall's most enchanting riverside settings. Early viewing is highly recommended to fully appreciate the unique charm and breathtaking views that Giants Hedge has to offer.

Owners' Comments:

"Oh wow!" is the unflinching phrase used every time someone steps through our garden gate, as they are greeted with the most outstanding and pleasing views. We have been so lucky and blessed to wake up every morning for the last six years to the inspiring and ever-changing canvas of the tidal River Lerryn and its luscious borders of Ethy Woods.

With the arrival of grandchildren, it is now time to move on to pastures new and pass this joyful home on to the next occupants, who can continue to benefit from its truly uplifting location and all the activities Lerryn has to offer."



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Lerryn is a truly picturesque riverside village nestled in a tranquil wooded valley on the upper reaches of the River Fowey, around two miles east of the popular town of Lostwithiel. Steeped in charm and history, the village is famed for its idyllic setting and the series of ancient stepping stones that cross the river at low tide, connecting both sides of the community.

At the heart of the village lies a strong sense of community, centred around its traditional pub, village hall, and well-regarded primary school. A local shop caters to day-to-day needs, while a variety of scenic woodland and riverside walks can be enjoyed directly from the village, many following paths through the National Trust-owned Ethy Woods and the surrounding countryside.

Despite its peaceful atmosphere, Lerryn is conveniently located for access to nearby towns and amenities. Lostwithiel offers a wider range of shops, cafés, and a mainline railway station providing services to London Paddington, while the harbour town of Fowey — with its boutique shops, waterside restaurants, and sailing facilities — is just a short drive away.

Lerryn's unique combination of natural beauty, community spirit, and accessibility make it one of Cornwall's most sought-after and timeless river valley villages.



Please do not hesitate to contact
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Bond Oxborough Phillips
Sales & Lettings on
01208 814055
for more information or to
arrange an accompanied viewing
on this property.

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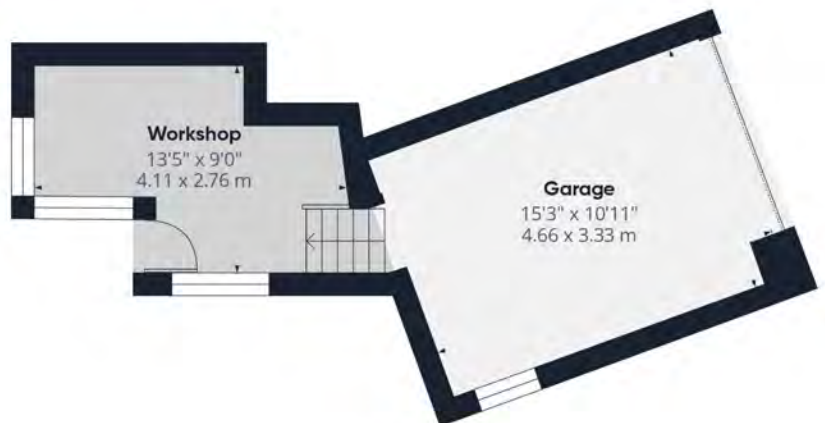
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose.

We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

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