



Gilbury Hill  
Lostwithiel  
PL22 0GH

Guide Price £320,000

- SET OVER THREE FLOORS
- OFF ROAD PARKING FOR TWO VEHICLES
- FAR REACHING RURAL VIEWS
- UNDERFLOOR HEATING
- THREE GENEROUS BEDROOMS
- HEATED VIA AIR SOURCE HEAT PUMP
- WALKING DISTANCE TO THE TOWN CENTRE
- DOUBLE GLAZED THROUGHOUT
- PERFECT FAMILY HOME
- ECONOMICAL TO RUN



Tenure - Freehold

Council Tax Band - C

Floor Area - 1184.03 sq ft



### PROPERTY DESCRIPTION

Millerson Estate agents are thrilled to present this wonderfully spacious three-bedroom, mid terrace home, situated within the idyllic Cornish town of Lostwithiel. Being set over three floors, this property boasts a contemporary style of living. In brief, the property comprises of a bright airy entrance hallway, with doors leading to an expansive living room, perfect for unwinding after a long day. The third bedroom is also positioned on this floor, which has lovely views onto the rear garden. On the second floor there are two further double bedrooms, one of which benefits from having a well-equipped en suite. The family bathroom is located on this floor, which is also well appointed, offering convenience and comfort to all. The ground floor consists of an open plan kitchen/diner, offering the perfect space for culinary enthusiasts and entertaining guests. Externally, this property provides an enclosed, low maintenance, rear garden. Perfect for enjoying a spot of Al Fresco dining whilst enjoying the Cornish sunshine. To the front of the property, there is off-road parking for two vehicles. This home is connected to mains water, drainage and electricity and falls under Council Tax Band C. Underfloor heating, is present throughout which is powered via an air source heat pump. Viewings are highly recommended to appreciate all this property has to offer.

### LOCATION

The property is located in a small cul de sac just on the outskirts of the delightful and historic town of Lostwithiel which is based at the head of the river Fowey with a well regarded castle. The town has a lovely range of local and highly individual shops, local amenities and has a mainline railway station. It is close to the towns of St Austell, Bodmin and Liskeard which offer a larger range of supermarkets and shopping centres. Nearby are the coastal hotspots of Fowey, Charlestown, Looe and Polperro.

### THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

#### ENTRANCE HALLWAY

Double glazed front door. Skimmed ceiling. Smoke alarm. Built-in storage cupboard, which houses consumer unit. Thermostat. Skirting.

#### LOUNGE

22'6" x 10'0" (6.87m x 3.07m )

Skimmed ceiling. Dual aspect double glazed windows, allowing plenty of natural light to flood through. Multiple power sockets. Television point. Skirting. Carpeted flooring.

#### CLOAKROOM

6'2" x 3'3" (1.88m x 1.00m )

Skimmed ceiling. Extractor fan. Wash basin. W.C. Skirting. Vinyl flooring.

#### BEDROOM THREE

10'0" x 6'3" (3.05m x 1.93m )

Skimmed ceiling. Double glazed windows to the rear elevation, which boasts beautiful views over the garden and Cornish countryside. Television point. Multiple power sockets. Skirting. Carpeted flooring.

#### SECOND FLOOR LANDING

Loft access. mains operated smoke alarm. Useful built-in storage cupboard. Skirting. Carpeted flooring. Doors leading to:

#### BEDROOM ONE

11'1" x 8'11" (3.40m x 2.74m )

Skimmed ceiling. Double glazed window to the rear elevation, which boasts far reaching rural views. Television point. Multiple power sockets. Skirting. Carpeted flooring. Door leading to:

#### EN-SUITE

8'4" x 6'5" (2.55m x 1.97m)

Skimmed ceiling. Extractor fan. Spotlights. Double glazed Velux window. Splash-back tiling. Shower cubicle, housing electric shower. Wash basin. Shaving point. W.C. Skirting. Vinyl flooring.

#### BEDROOM TWO

10'10" x 10'11" (3.32m x 3.33m )

Skimmed ceiling. Double glazed window to the front elevation. Thermostat. Multiple power sockets. Television point. Skirting. Carpeted flooring.

#### FAMILY BATHROOM

7'4" x 6'1" (2.25m x 1.87m)

Extractor fan. Skimmed ceiling. Spotlights. Frosted double glazed window to the rear elevation. Splash-back tiling. Mains fed shower over bath. Shaving point. Wash basin. W.C. Skirting. Vinyl flooring.

#### GROUND FLOOR

Stairs leading to:



### KITCHEN/DINER

11'10" x 20'0" (3.61m x 6.10m)

Skimmed ceiling. Spotlights. Double glazed windows with views over the rear garden. A range of wall & base fitting storage cupboards. Space for dishwasher and washing machine. Integrated oven with four ring induction hob. Inset wash basin with mixer taps and drainage board. Built-in storage cupboard, which is housing the hot water cylinder. Oak effect workface with a multitude of power sockets. Television point. Skirting. Vinyl flooring.

### OUTSIDE

To the rear of the property, you will find a low maintenance, enclosed rear garden, which is partially laid to lawn. Perfect for enjoying a spot of Al Fresco dining on the patioed area, whilst enjoying the Cornish sunshine. There is access back on to the estate at the rear of the property, which can be accessed via a wooden gate. Additional features, include a large wooden shed and outside tap.

### PARKING

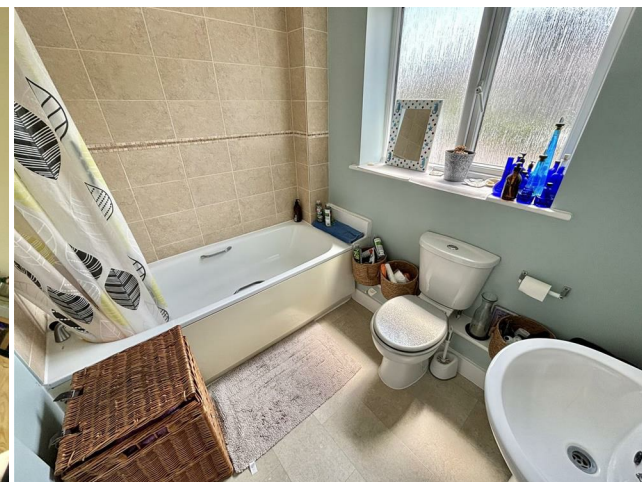
This property benefits from having off road parking for two vehicles. There is also plenty of parking available close by.

### SERVICES

This property is connected to mains Electricity, Water and Drainage. Underfloor heating is present, this is powered via an air source heat pump and falls under Council Tax Band C.

### AGENTS NOTES

This property is subject to an annual service charge of £334.80 which is payable to Silverkey property management.



## Directions To Property

Following the A390 coming through Par, coming past Lanlivery on your left hand side. Continue along this road until reaching the town of Lostwithiel. Upon entering the town, you will need to take a sharp right on to Castle Hill. Follow the road up the hill, taking the second right turning onto Gilbury Hill, where you will find a Millerson "For Sale board" on the left hand side. Where a member of the team will be waiting outside to greet you.



Ground Floor



First Floor



Second Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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 & Wales		EU Directive 2002/91/EC	

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## Valuation Request

