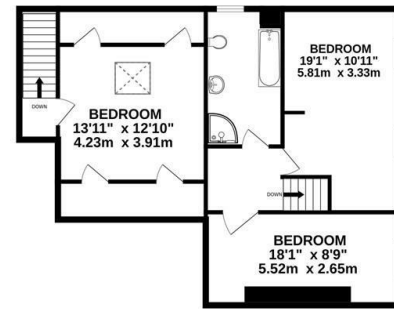
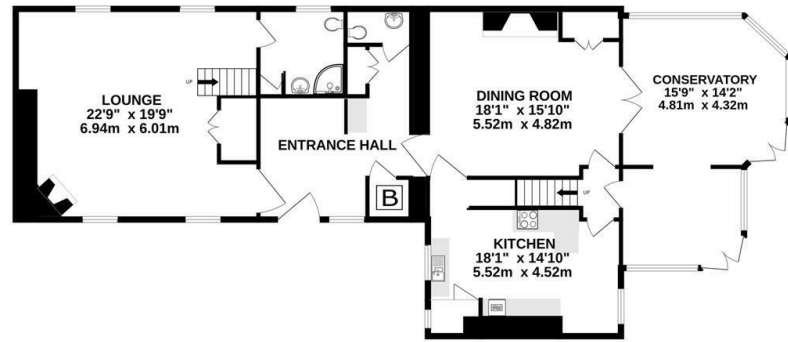


# MAY WHETTER & GROSE

**CASTLE COTTAGE, CASTLE,  
LOSTWITHIEL, PL22 0JN  
GUIDE PRICE £795,000**

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**A BEAUTIFUL PERIOD PROPERTY LOCATED IN A PEACEFUL AND PRIVATE LOCATION WITH FLEXIBLE AND SPACIOUS ACCOMMODATION. PRETTY GARDENS EXTENDING TO ALMOST AN ACRE AND PARKING FOR SEVERAL VEHICLES.**

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**Castle Cottage, Castle, Lostwithiel, Cornwall, PL22 0JN**

**The Location**  
 Castle lies about 4 ½ miles south of the historic port of Fowey, one of the principal sailing centres of the South West. The property forms part of the tiny hamlet of Milltown which is approximately 1 mile to the south of the stannary town of Lostwithiel and within easy reach of the A390, the link to Plymouth and further motorway, rail and air connections including a daily flight to London City Airport.

Lostwithiel lies within an Area of Outstanding Natural Beauty. The pretty harbour town of Fowey, 5 miles to the south and at the mouth of the estuary, is one of Cornwall's most historical and unspoilt sea port towns. Fowey is renowned for its safe, deep water anchorage and sailing. Both the Royal Fowey Yacht Club and Galant's Sailing Club overlook the harbour estuary.

There are local mainline rail stations at Lostwithiel (1 ½ miles), Bodmin Parkway (7 miles) and St Austell (8 miles). Truro (22 miles) provides the mainline railway links to London Paddington (4 hours, 18 minutes). Newquay Airport (25 miles) offers daily flights to London and other UK and European cities. Recent and ongoing improvements to the main A30 trunk road now provide fast access to the M5 motorway network at Exeter.

**The Property**  
 Located in a rural hamlet, yet just a couple of miles outside of Lostwithiel, and approximately 5 miles from Fowey, the property is ideally placed for those looking for peace and quiet, yet only a short drive from local amenities.

Tucked away in a most private setting, this lovely property oozes character whilst offering spacious and stylish accommodation in a flexible manner.

The main house was built circa 1880 as a gardener's cottage for Castle House and retains much character and features from this era, including attractive windows, granite flooring and many original doors and architrave from the period.

The owners have carried out a comprehensive schedule of improvements including new roof, windows and converting the workshop to an annexe (currently incorporated into the main house, but could be configured for separate accommodation for dependant relative or family member).

The gardens are truly a delight with beautiful plants and shrubs, creating a number of attractive areas to relax and enjoy the sun. There are a number of vegetable beds and mature trees, along with a greenhouse and useful outside storage area. This beautiful space really is a gardener's dream with some pretty views over neighbouring farmland.



With accommodation arranged over two floors, the original part of the property has a large dining room with beautiful granite floor and fireplace housing a multi fuel stove. A door opens to the kitchen and rear hallway with stairs leading to the first floor. A large conservatory is accessed from the dining room, with double doors and lovely views out to the rear garden. A glazed rear porch leads from the rear hall to the rear garden, and is currently used as an every day back entrance to the house and boot room/dog room.

The kitchen was remodelled in 2019 and has a range of bespoke units with work surface over, breakfast bar, a double oven and further oven with ceramic hob, space for dishwasher and walk in pantry. There is a useful storage space under the stairwell.

The annexe is configured to provide an entrance hall with cloakroom and utility area, with door opening to an impressive formal sitting room with exposed beams and high ceiling. A multi fuel stove provides a focal point and a source of heat for those chillier evenings. There is a small study area tucked behind wooden doors and a shower room is through a door to the rear of the sitting room. The shower room has been adapted to suit those with limited mobility. Stairs lead up to a double bedroom located in the eaves of the annexe which is a good sized double bedroom with plenty of eaves storage. Although referred to as "the annexe" this part of the property is very much incorporated into the main living space, whilst having the potential to create a separate living area.

**Outside**  
 The property is at the far end of a private lane owned by the local farmer and is shared with 2 other properties. There is parking to the front of the house on a gravelled area with the main garden located to the rear of the property. Completely enclosed by fencing, mature hedging and stone walling, this beautiful garden offers several areas of privacy from the house. Laid mainly to lawn, there are mature trees and shrubs, with borders overflowing with attractive plants and flowers. An vegetable garden offers the opportunity to grow a variety of vegetables or fruit and there is a greenhouse and large storage shed. A summerhouse is situated close to the house, and ideal place for breakfast or morning coffee.

**EPC Rating - G**

**Council Tax Band - F**

**Freehold**

**Viewing**  
 Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.  
 Tel: 01726 832299 Email: info@maywhetter.co.uk

**Services**  
 None of the services, systems or appliances at the property have been tested by the Agents.. Mains electricity. Private water supply and biological sewerage system. LPG gas.