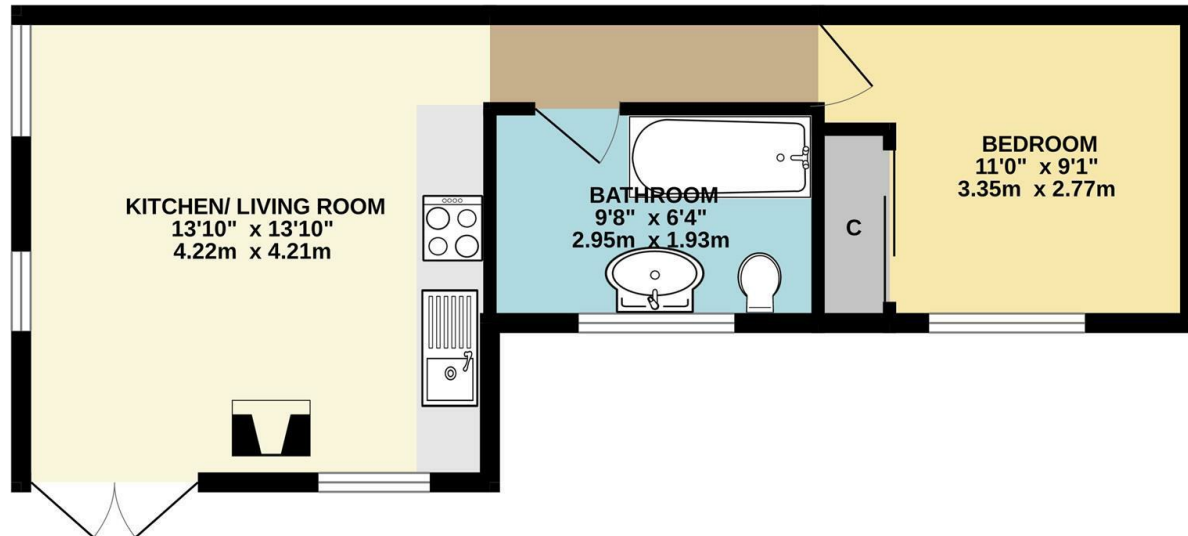


## STABLE END, LOSTWITHIEL, PL22 0HT GUIDE PRICE £350,000

GROUND FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



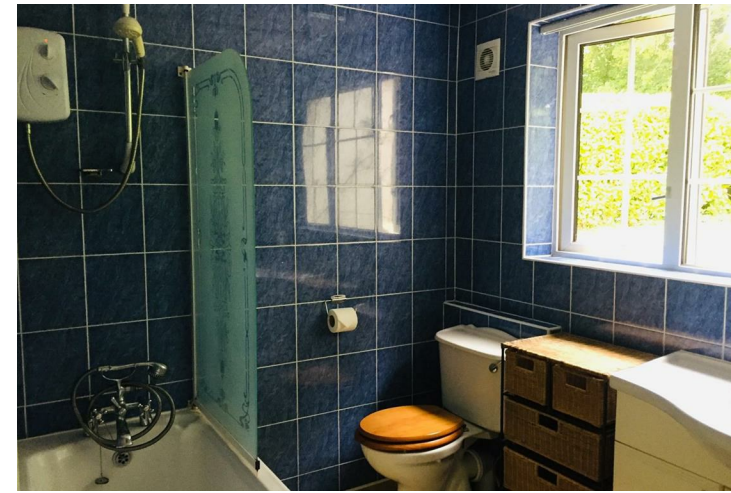
TOTAL FLOOR AREA : 375 sq.ft. (34.8 sq.m.) approx.

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.  
Made with Metropix 5/2023



**A ONE BEDROOM CHARACTER COTTAGE LOCATED ON THE GROUNDS OF PEREGRINE HALL, SITUATED IN A PRIVATE ESTATE JUST OUTSIDE LOSTWITHIEL. PRIVATE GARDEN AND ALLOCATED PARKING.**

**Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991**  
Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.



**Stable End, Lostwithiel, PL22 0HT**

**The Location**  
 Formerly the ancient capital of the County, Lostwithiel occupies an attractive valley setting and is regarded as one of Cornwall's most attractive small towns. There is a real sense of community here, with shops for most day to day needs, lovely pubs and restaurants, a doctor's surgery, modern dental surgery, and access to the beautiful waters of the Fowey River. The town also has a main line Railway Station with links to Paddington, London. Two local schools provide education for primary school age children. There are many world class gardens to be found in the immediate area and the fascinating Eden Project with its futuristic biomes is just a few miles away. There are good road links to the motorway system via the A38/A30, and there are flights to London from Newquay.

Stable End is positioned on the grounds of Peregrine Hall, a quiet location on a private estate situated just outside Lostwithiel and steeped in history.

**The Property**  
 Stable End is a semi-detached, one bedroom cottage enjoying open plan living, allocated parking tucked behind the property and private garden.

The front door opens to an open plan kitchen and living room, which features a multi-fuel log burner with exposed flue, a well-appointed kitchen with wall and base cupboards offering ample storage and work surface. This room is made to feel light and spacious by high, vaulted ceilings and windows to the side and front elevation borrow plenty of light.

From the hallway doors lead off to a sizeable, tiled bathroom housing a bathtub with overhead shower, wc and hand wash basin.

A further door opens to a double bedroom with mirrored, built in wardrobe and window to the front elevation.

**The Outside**  
 To the front of the property there is a good size garden mainly laid to lawn, there is plenty of space for garden furniture and this area is made private by mature hedging. There is also an allocated parking space situated behind the garden in a timber framed carport.

**Freehold**

**EPC Rating - D**

**Council Tax Band - A**

**Local Authority**  
 Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR

**Services**  
 None of the services, systems or appliances at the property have been tested by the Agents.

**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