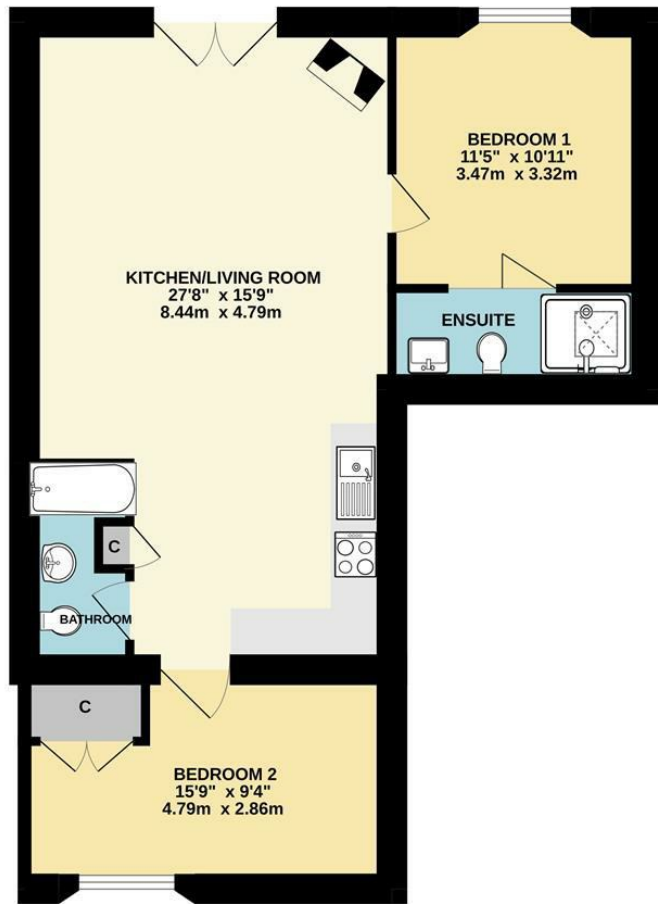


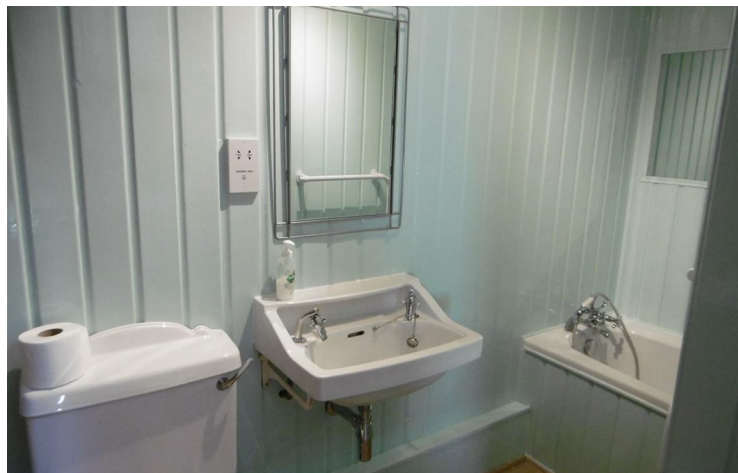
MAY WHETTER & GROSE

STABLE COTTAGE, LOSTWITHIEL, PL22 0HT GUIDE PRICE £450,000

GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 748 sq.ft. (69.5 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 ©2023



A TWO BEDROOM CHARACTER COTTAGE SITUATED JUST OUTSIDE OF LOSTWITHIEL, LOCATED IN THE PRIVATE GROUNDS OF PEREGRINE HALL. PRETTY COURTYARD TO THE FRONT 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 Cottage, 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 Cottage 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 Cottage is a semi-detached, two bedroom character cottage with a private courtyard, allocated parking and a number of period features.

French doors welcome you to the open plan living room and kitchen, comprising a multi-fuel log burner with exposed flue, high vaulted ceilings and a well-equipped kitchen with base cupboards and work surface. This room is made characterful by exposed stone and brick and solid wood flooring runs throughout the property.

From the kitchen/ living room doors lead off to two double bedrooms, one embracing an en-suite shower room. There is a family bathroom and useful utility cupboard which houses the washing machine and hot water tank.

The main bedroom features a window to the front elevation, looking out to the pretty courtyard, and has a contemporary en-suite that houses a wet room style shower and ceramic toilet and hand wash basin, there is also a Velux window.

There is a further double bedroom towards at the rear elevation, which has a built in wardrobe and window.



From the kitchen, a door opens to the family bathroom which houses a bathtub with overhead shower, hand wash basin and toilet, and is made attractive by panelling.

The Outside
 To the front of the property is a pretty, paved courtyard made secure by fencing and metal gate and private by mature hedging and trees. This property has an allocated parking space situated in the main car park.

Freehold

EPC Rating - D

Council Tax Band - B

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