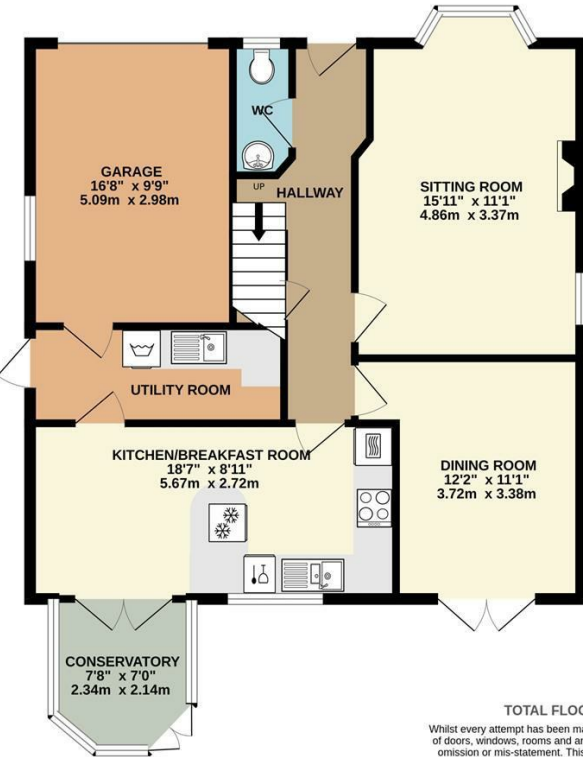


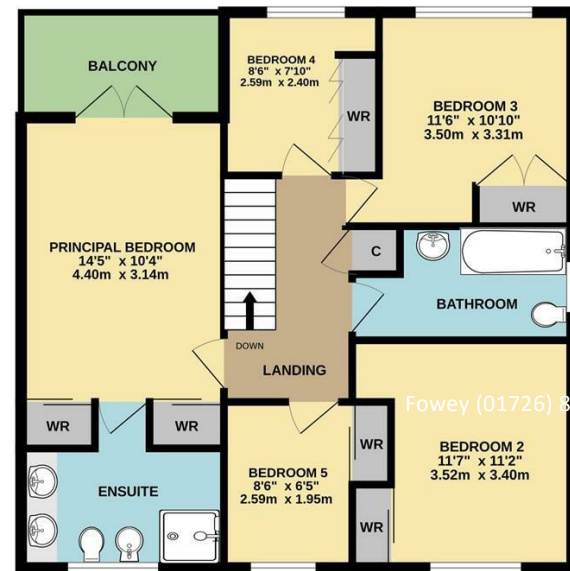


**10 MEADOW BREEZE,  
LOSTWITHIEL, PL22 0BJ  
GUIDE PRICE £430,000**

GROUND FLOOR  
843 sq.ft. (78.4 sq.m.) approx.



1ST FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 1578 sq.ft. (146.6 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.  
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**A FANTASTIC OPPORTUNITY TO PURCHASE A SPACIOUS, FIVE BEDROOM FAMILY HOME LOCATED WITHIN EASY WALKING DISTANCE OF TOWN. PARKING, GARAGE AND PRETTY GARDENS TO THE REAR.**

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## 10 Meadow Breeze, Lostwithiel, PL22 0BJ

**Lostwithiel**  
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.

**The Property**  
Situated in a quiet and peaceful location, this lovely property is conveniently located just a short walk from the centre of this sought after town.

With parking for two vehicles on the driveway and an integral garage, with power up and over door, there is a generous garden to the rear. Viewing is essential to appreciate the flexibility of this lovely home.

The front door opens to a spacious hallway where a door opens to a downstairs wc. further doors open out to a sitting room, dining room and kitchen. Stairs rise to the first floor.

The sitting room is lovely and light with a window to the side elevation and a bay window to the front. There is a gas fireplace.

The dining room has doors opening to a great sized patio - perfect for bringing the outside in on those summer evenings.

The well appointed kitchen offers space and flexibility with a breakfast bar and range of base and wall units with ample work surface over and built in appliances. There is space for a further dining table and doors lead off to a conservatory that opens to the garden patio area. A further door from the kitchen leads to the utility room which comprises of a wall mounted gas boiler, further built in units. a sink, worksurface and there is a freestanding washing machine, separate dryer and fridge freezer. From the utility room, there are doors to the outside and the integral garage.

On the first floor there is a principal bedroom with balcony and ensuite, two further double bedrooms and two single bedrooms, family bathroom and airing cupboard.



The principal bedroom is sizeable and boasts a balcony (with views over the town and countryside beyond), built in wardrobes and a great sized ensuite with large shower cubicle, bidet, vanity unit with double wash hand basin and wc.

Bedroom two is a double and has a shower and wash hand basin, built in wardrobe and overlooks the rear garden.

Bedroom three is a double with a built in wardrobe, located at the front of the property.

Bedroom four is positioned at the front elevation and has a large built in wardrobe with matching chest of drawers.

Bedroom five is at the rear aspect with built in wardrobe - this room could also make an ideal study or dressing room.

**The Outside**  
Accessed directly from Meadow Breeze, the property has a brick paved driveway and pretty front garden with trees and mature shrubs and plants. The garage with a power operated door has light, several power points, and a tap and is a good size, there is also a door into the utility room.

The rear garden can be accessed via a side passageway or from the conservatory or dining room. There is a paved/ gravelled patio area with plenty of space for garden furniture, ect. There is a summer house and pretty flower beds.

From the patio area, steps lead up to a further garden area laid to lawn, at the top there is a paved area, garden shed and garden storage box. The garden is made private by fencing, trees and some beautiful plants can be found in amongst the garden border.

**Tenure - Freehold**

**Council Tax Band - E**

**EPC Rating - Awaiting**

**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