

# CASTLE COTTAGE



Milltown, Lostwithiel,  
PL22 0JN.  
Guide Price: £735,000



5 Trafalgar Square, Fowey,  
PL23 1AZ  
01726 217 888

  
THE PROPERTY SHOP

26 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728

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Castle Cottage, as idyllic and picturesque as its surroundings. This charmingly presented home nestled in a private, rural setting, offers a tranquil retreat, whilst remaining just a short drive from local amenities.

The property has been thoughtfully upgraded while preserving its original 1880s character. A new roof and windows have been installed, and the former workshop has been converted into an annex. Currently part of the main house, the annex has the potential to serve as a successful holiday let or to facilitate multi-generational living.

The ground floor features a spacious living room and a modernized kitchen, complete with ample storage, generous worktop space, a breakfast bar, and a pantry. This level also includes a boot room and a dining room, which showcases its original granite flooring and fireplace.

Large double doors from the dining room open into a bright and airy conservatory, providing the perfect space to relax and enjoy a morning coffee or an afternoon drink.

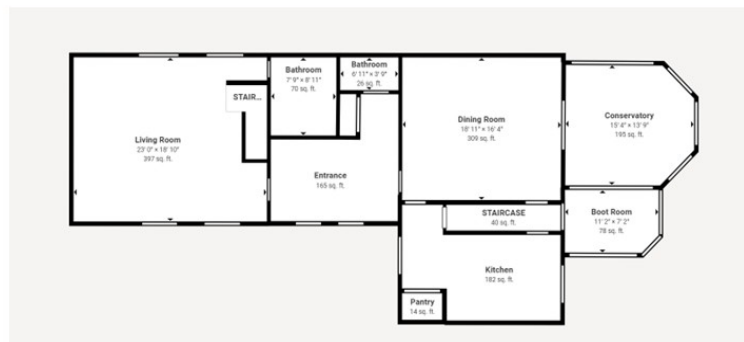
Heading up the main set of stairs, the property offers two spacious double bedrooms both of which share a well-appointed family bathroom. With generous space throughout, this home provides flexibility for families of all sizes. The third bedroom, as part of the annex, is entered from the living room staircase.

Outside, you will find a beautifully maintained garden with endless greenery and bushes. A well sized summer house can also be found, perfect for enjoying a warm Cornish evening.

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Ground Floor



First Floor



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## KEY FEATURES

Beautifully presented period family home retaining so much character and features.

Flexible and spacious accommodation

Three large reception rooms

Three Double Bedrooms

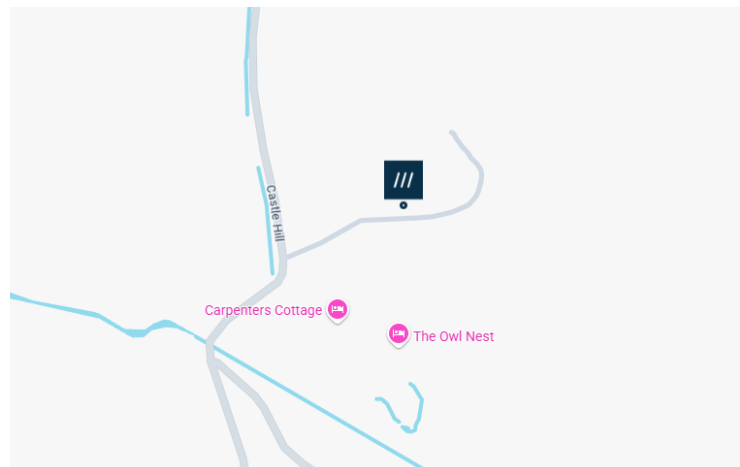
Substantial conservatory and separate boot room.

Two family bathrooms

Parking for multiple vehicles

Beautifully Maintained Garden approaching 1 acre with mature plants and trees.

Opportunity to create a successful holiday let if required or multi-generational living



## SCHOOLS:

Lostwithiel Primary School

Redmoor School

Fowey Primary School

Fowey River Academy

## TRANSPORT LINKS:

Located a short drive from Lostwithiel Town centre.

Approximately 5 miles from Fowey Town

Lostwithiel Railway Station, just a short drive.

Approximately a 20-minute drive to join the A30.

LOCAL AUTHORITY: Cornwall Council

COUNCIL BAND: F

TENURE: Freehold

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what3words: ///garage.rollover.plans



SERVICES:

Heating – LPG gas

Electric – Mains

Water and Sewerage –Private water supply  
and biological sewerage system.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	16 G	

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