

7 LANWITHAN ROAD, LOSTWITHIEL, PL22 0ES



A delightful three bedroom detached character cottage with no ongoing chain, boasting a secluded south facing position on the eastern side of the town.

Accommodation Comprises:- Kitchen, dining room, conservatory, lounge, landing, three bedrooms (Two doubles and a box room), bathroom, solid fuel central heating, double glazing (Where stated), outbuilding (Workshop with W.C), parking for two cars, private generous size garden and patio area.

£360,000

SITUATION

Lanwithan Road lies on the fringes of the town but remains within a relatively short walking distance of the town centre. Lostwithiel has a variety of independent shops, restaurants, public houses, professional services, dentist and health centre. There is a main line train station on the Penzance to London line, a choice of two primary schools and a pre-school. Secondary level education is catered for at nearby Fowey (7 miles) and Bodmin (5 miles) respectively. A purpose-built community centre provides recreational/sporting facilities, located next to the King George V playing field.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

Part glazed front entrance door opening into:-

Kitchen

13' 1" x 7' 4" (3.99m x 2.24m) Modern range of shaker style wall, base and drawer units with rolled edge worktops. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Built-in electric double oven. Separate inset four ring electric hob with extractor over. Integrated fridge/freezer and dishwasher. Chimney breast recess with solid fuel Rayburn (Used for central heating, hot water and cooking). Space and plumbing for washing machine. Double glazed window to side elevation. Terracotta tiled floor. Part tiled walls. Beamed ceiling. Two separate doorways to:-

Dining Room

13' 1" x 11' 4" (3.99m x 3.46m) (Maximum) Beamed ceiling. Built-in cupboard enclosing the electric consumer unit. Radiator. Telephone point. Small multi-pane window to rear elevation. Stairs to first floor. Doorway to lounge. French doors opening into:-

Conservatory

13' 9" x 9' 7" (4.19m x 2.92m) Double glazed windows to front and side elevations. Polycarbonate roof. Radiator. Tiled floor. Part glazed door to garden.

Lounge

13' 0" x 11' 5" (3.96m x 3.47m) (Maximum) Double glazed window to front elevation. Radiator. Beamed ceiling. TV aerial point. Natural stone fireplace with inset wood burning stove, raised hearth and old cloam oven.

FIRST FLOOR

Landing

Access to loft space (Large hatch). Doors leading to bedrooms and bathroom.

Bedroom One

13' 4" x 11' 11" (4.07m x 3.63m) (Maximum) Single glazed window to front elevation. Radiator.

Bedroom Two

10' 10" x 8' 8" (3.29m x 2.65m) Double glazed window to front elevation. Radiator. Exposed wooden floorboards. Built-in airing cupboard enclosing a jacketed hot water storage cylinder with electric immersion heater and shelving.

Bedroom Three (Box Room)

8' 0" x 4' 9" (2.45m x 1.45m) Double glazed window to side elevation. Radiator.

Bathroom

7' 9" x 4' 11" (2.35m x 1.50m) White suite comprising:- Panelled bath with mixer shower attachment, low level W.C and pedestal wash hand basin. Radiator. Tiled floor. Fully tiled walls. Double glazed window to front elevation.



OUTSIDE

The property is accessed via a private lane and a wooden gate which opens onto a gravelled parking area for two cars. The cottage boasts a generous south facing garden arranged on two levels and predominantly laid to lawn with a central pathway. The garden features attractive flowerbeds, mature bushes and various fruit trees. Steps lead to the upper garden with a sheltered patio area and a fish pond.

Outbuilding

15' 9" x 5' 6" (4.79m x 1.67m) Door to front. Power and light connected. Electric consumer unit. Low level W.C and corner wash hand basin.

ENERGY RATING

F(27).

COUNCIL TAX

Cornwall Council. Tax Band 'D'.

DIRECTIONS

Heading east through Lostwithiel on the A390, go through the traffic lights and stay on this road for approximately quarter of a mile, then turn right into Cott Road (signposted to Lerryn). At the crossroads junction go straight ahead into Lanwithan Road and just after the bend is a discreet entrance on the left-hand side (Before Butts Park), leading to the property.



KITCHEN



BEDROOM ONE



DINING ROOM



BEDROOM TWO



CONSERVATORY



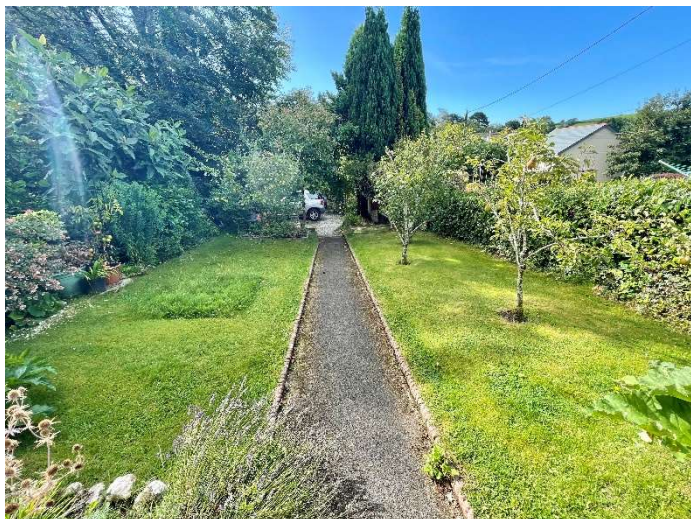
BEDROOM THREE (BOX ROOM)



LOUNGE



BATHROOM



LOWER GARDEN AND PARKING AREA

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)

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