

6 THE MOORS, LOSTWITHIEL, PL22 0BX



An extended two bedroom end terrace cottage with no ongoing chain, boasting a tucked away location in the heart of the town which is just a short level walk from the River Fowey and local amenities.

Accommodation Comprises:- Open plan lounge/kitchen, rear lobby, utility area, cloakroom, landing, two double bedrooms, en-suite shower room, en-suite bathroom, gas central heating, uPVC double glazing, covered walkway and a terraced rear garden.

£220,000

SITUATION

The cottage is situated on a quiet no through road and just a short level walk from the main shopping street. Lostwithiel is steeped in history and renowned for its vibrant community, offering a good range of amenities including a variety of shops, cafes, restaurants, public houses, professional services, two primary schools, dentist and health centre. There is also a main line train station on the Penzance to London line and a purpose-built community centre. Lostwithiel lies just a few miles from the south coast and about a fifteen minute drive from the world renowned 'Eden Project'.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

uPVC double glazed front entrance door opening into:-

Open Plan Lounge/Kitchen

Lounge Area

14' 7" x 11' 7" (4.44m x 3.52m) uPVC double glazed sash window to front elevation. Radiator. Exposed stone fireplace with fitted wood burner. TV aerial point. Laminate floor. Beamed ceiling. Stairs to first floor. Box containing electric meter and consumer unit.



Kitchen

13' 10" x 7' 11" (4.22m x 2.42m) Matching range of shaker style 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 with four ring gas hob above, stainless steel splashback and extractor hood over. Integrated slimline dishwasher. Space for under counter fridge. Part exposed stone walls. Beamed ceiling. Slate tile effect laminate floor. Radiator. uPVC double glazed door into:-

Rear Lobby

Built-in cupboard. Polycarbonate roof. Steps leading up to:-

Utility Area

7' 10" x 6' 2" (2.40m x 1.88m) (Irregular shape) Space and plumbing for washing machine. Tiled floor. Worcester Greenstar HE gas fired combination boiler. uPVC double glazed windows to rear elevation. uPVC double glazed door to outside. Door to:-

Cloakroom

White low level W.C and pedestal wash hand basin. Part tiled walls.

FIRST FLOOR

Landing

Access to loft space. Doors to bedrooms.

Bedroom One

11' 7" x 10' 11" (3.54m x 3.33m) (Maximum) uPVC double glazed sash window to front elevation. Telephone point. Radiator. Feature fireplace. Open fronted cupboard. Built-in wardrobe. Part glazed door to:-

En-Suite Shower Room

5' 2" x 4' 11" (1.58m x 1.51m) Corner shower cubicle with tiled surround. White low level W.C and vanity wash hand basin. Part tiled walls. Radiator. Obscure uPVC double glazed sash window to front elevation. Slate tile effect laminate floor. Extractor fan.

Bedroom Two

11' 0" x 8' 0" (3.35m x 2.43m) uPVC double glazed window to rear elevation. Radiator. Built-in double wardrobe. Steps and door into:-

En-Suite Bathroom

8' 9" x 6' 1" (2.66m x 1.85m) (Irregular shape) White suite comprising:- Curved panelled bath with shower over, low level W.C and vanity wash hand basin. Heated towel rail. Extractor fan. Part tiled, part wood panelled walls. Obscure uPVC double glazed window to side elevation.

OUTSIDE

To the rear of the property is a covered walkway (Note: Also a pedestrian right of way for the neighbouring cottage) with a sloping polycarbonate roof and a side gate leading out to Skidderly Hill. A concrete pathway and steps lead up to the terraced garden which is arranged on three levels and predominantly laid to lawn with countryside views extending beyond the River Fowey. The garden also includes a small perspex greenhouse and shed. On street parking is available directly opposite the cottage where spaces allows and provided this does not obstruct access for neighbouring properties.

ENERGY RATING

D(56).

COUNCIL TAX

Cornwall Council. Tax Band 'A'.

DIRECTIONS

Entering Lostwithiel on the A390, turn off at the traffic lights into Fore Street and then take the right-hand turning at the Co-Op into Quay Street. Continue alongside the river and then turn right after Duchy Motors into The Moors. No.6 is the last cottage on the right-hand side.



LOUNGE AREA



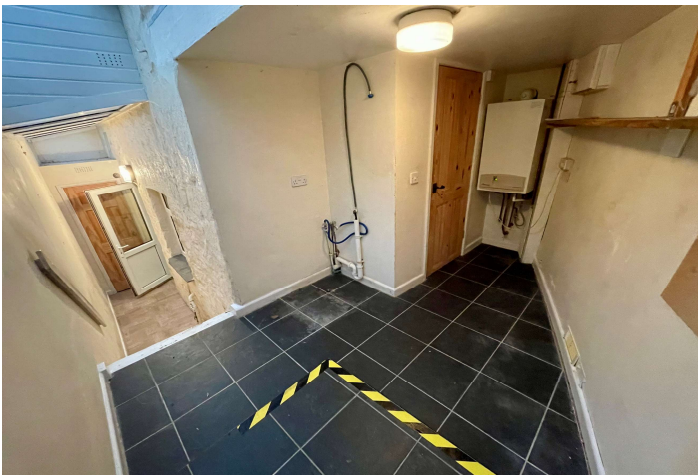
EN-SUITE SHOWER ROOM



KITCHEN



BEDROOM TWO



UTILITY AREA



EN-SUITE BATHROOM

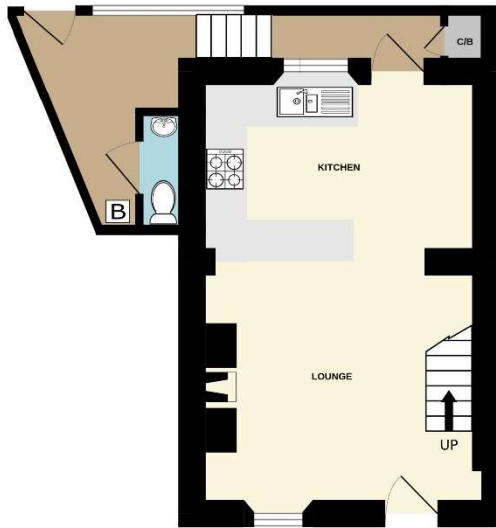


BEDROOM ONE

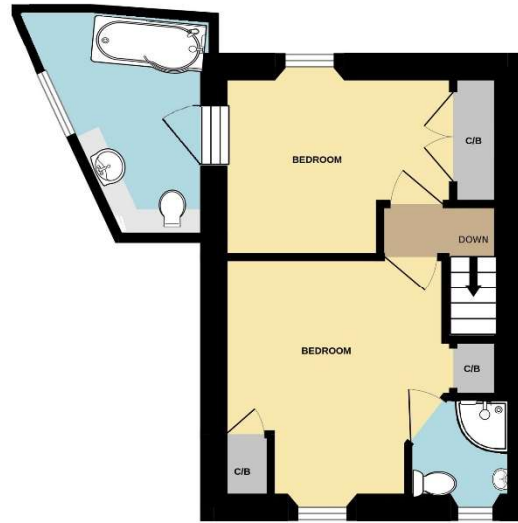


TERRACED REAR GARDEN

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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