

# **PENVOSE HOUSE, PARK ROAD, LOSTWITHIEL, PL22 0BU**



**A stunning three bedroom 19th century character home with no ongoing chain, boasting a delightful tucked away position in the heart of the town with easy access to shops and the River Fowey.**

**Accommodation Comprises:- Entrance porch, hallway, cloakroom, fully equipped kitchen/diner, lounge, family room, landing, three double bedrooms (One with en-suite shower room), family bathroom, gas fired central heating, double glazing, decked sun terrace with storage underneath, enclosed rear patio garden and ample off-road parking to the front.**

## **£485,000**

## SITUATION

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. Coulson Park is a short stroll from the property, which is also a nature reserve offering picnic/barbecue areas and beautiful walks along the banks of the River Fowey.

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

Front entrance door opening into:-

#### Entrance Porch

8' 4" x 8' 4" (2.55m x 2.53m) uPVC double glazed windows to front and side elevations. Radiator. Electric meter box. Three granite steps and multi-pane double doors opening into:-

#### Hallway

Granite flagstone floor. Arched doorway. Door into:-

#### Cloakroom

White low level W.C and vanity wash hand basin. Granite flagstone floor. Obscure uPVC double glazed window to rear elevation. Heated towel rail.

#### Kitchen/Diner

14' 2" x 11' 0" (4.32m x 3.35m) A modern and stylish range of shaker style wall, base and drawer units with rolled edge worktops. Inset one and a half bowl sink and drainer with mixer tap. Built-in single electric oven and microwave oven above. Inset four ring electric hob with extractor over. Integrated fridge/freezer and slimline dishwasher. Space and plumbing for washing machine. Under-unit strip lighting. Wood flooring. uPVC double glazed window to front elevation with views of the surrounding countryside. Feature fireplace with exposed stone and attractive surround. Radiator. Telephone point. Box housing a modern electric consumer unit. Main Eco Compact gas fired combi boiler (Recently installed).

#### Lounge

13' 3" x 12' 10" (4.04m x 3.90m) Internal multi-pane window. uPVC double glazed window to front elevation. Beamed ceiling. Wood panelling to one wall. Fireplace with granite lintel and a fitted Hamlet wood burning stove on a slate hearth. Radiator. Telephone and TV aerial points. uPVC double glazed door opening to the decked sun terrace.

#### Family Room

13' 1" x 12' 2" (3.98m x 3.71m) (Measured to front of stairs) Old fireplace with feature cloam oven beside. Slate flagstone floor. Beamed ceiling. Radiator. uPVC double glazed french doors opening to the rear patio garden. uPVC double glazed window to side elevation. Under stairs cupboard. Stairs rising to:-

### FIRST FLOOR

#### Landing

Access to loft space. Doors to all bedrooms and bathroom. Step up to:-

#### Bedroom One

18' 3" x 10' 11" (5.56m x 3.34m) uPVC double glazed window to front elevation with views of the surrounding countryside. Radiator. TV aerial point.

#### Bedroom Two

13' 2" x 12' 10" (4.02m x 3.91m) (Maximum) uPVC double glazed windows to front and side elevations with views of the surrounding countryside. Radiator. TV aerial point. Small double doors opening to:-

#### En-Suite Shower Room

Single shower cubicle with tiled surround. White vanity wash hand basin. Extractor fan. Heated towel rail. Laminate floor. Shaver socket.

#### Bedroom Three

12' 11" x 8' 3" (3.94m x 2.52m) (Maximum) uPVC double glazed window to side elevation. Radiator.

#### Family Bathroom

9' 10" x 7' 10" (3m x 2.40m) (L-shape maximum) Matching suite comprising:- Panelled bath with shower over, low level W.C and vanity wash hand basin. Part tiled walls. Chrome heated towel rail. Built-in linen cupboard. Obscure uPVC double glazed window to side elevation. Shaver socket. Laminate floor. Extractor fan.

### OUTSIDE

To the front of the property is a gravelled parking area with space for at least two cars and a sheltered storage area with an outside tap. There are two separate pedestrian gates opening to a wide pathway, featuring a central flowerbed planted with shrubs and trees. Steps rise to a decked sun terrace with surrounding balustrade, a superb area to relax and dine alfresco. There is access to the side of the property, opening to a rear patio garden laid with paving slabs and slate chippings. The property benefits from external lighting and a weatherproof power point.



### AGENTS NOTE

Penrose House has been run as a self-catering holiday let since extensive refurbishment in 2018. However, the property has also been enjoyed by the owners and family during this period. The property is currently advertised on the Cornish Cottage Holidays website.

### ENERGY RATING

D(57).

### COUNCIL TAX

Cornwall Council. Previously Tax Band 'D', but currently assessed for Business Rates as a self-catering holiday unit.

### DIRECTIONS

Entering Lostwithiel from the west on the A390, turn left at the traffic lights onto Fore Street and then take the right-hand turning by the Co-Op onto Quay Street. Continue past the riverside parking spaces and shortly after turn right just after the Old Lime Kilns. Penrose House is set back at the top of the drive on the right-hand side.



**KITCHEN/DINER**



**BEDROOM TWO**



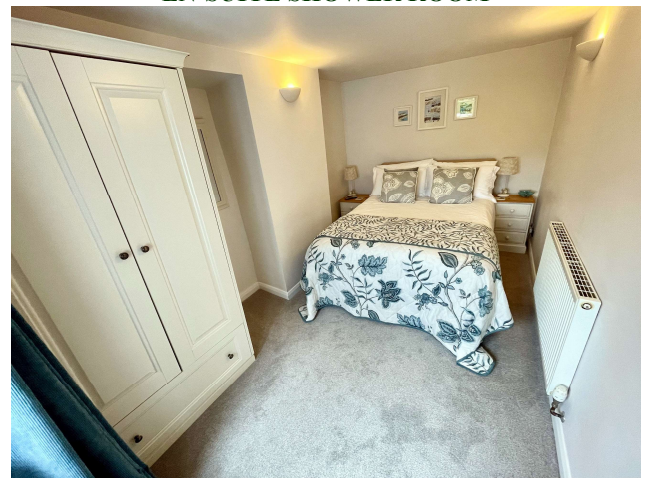
**LOUNGE**



**EN-SUITE SHOWER ROOM**



**FAMILY ROOM**



**BEDROOM THREE**



**BEDROOM ONE**



**FAMILY BATHROOM**



**FRONT ELEVATION AND REAR PATIO 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)**

Members of the NAEA



**St Austell**

18 Duke St, St Austell  
PL25 5PH  
01726 73483  
staustell@jefferys.uk.com

**Lostwithiel**

5 Fore St, Lostwithiel  
PL22 0BP  
01208 872245  
lostwithiel@jefferys.uk.com

**Liskeard**

17 Dean St, Liskeard  
PL14 4AB  
01579 342400  
liskeard@jefferys.uk.com



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