

GERANIUM COTTAGE, 10 CHURCH LANE, LOSTWITHIEL, PL22 0DA



An attractive three bedroom detached character cottage with no ongoing chain, boasting a sought after location in the heart of the town with easy access to local amenities.

Accommodation comprises:- Open plan lounge/diner, kitchen, inner hall/study, bathroom, landing, three bedrooms, electric heating, double glazing, two outside stores and a private courtyard garden

£260,000

SITUATION

The cottage boasts a central location in the town, just a short level walk from the River Fowey and a good range of local amenities, including a variety of shops, cafes, restaurants, public houses, professional services, dentist and health centre. There is a main line train station on the Penzance to London line and a choice of two Primary schools, A purpose-built community centre offers recreational and sporting facilities next to the 'King George V' playing field. Lostwithiel is steeped in history and renowned for its vibrant community, situated 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

Composite front entrance door opening into:-



Open Plan Lounge/Diner

20' 3" x 11' 7" (6.18m x 3.54m) uPVC double glazed sash window to front elevation. Natural stone fireplace with inset Contura wood burning stove, slate hearth and mantel. TV aerial point. Beamed ceiling. Two electric radiators. Small under stairs cupboard. Dresser fitted around chimney breast. Internal window. Doorway to inner hall/study. Turning staircase to first floor. Door to:-

Kitchen

11' 3" x 6' 6" (3.44m x 1.97m) Range of cream fronted shaker style wall, base and drawer units with rolled edge worktops and breakfast bar. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Space for electric cooker. Integrated fridge with freezer compartment. Part tiled walls. Low beamed ceiling. Electric panel heater. Space and plumbing washing machine. uPVC double glazed window to side elevation. uPVC double door opening to the courtyard garden.

Inner Hall/Study

11' 10" x 3' 5" (3.60m x 1.03m) Sloping ceiling with two double glazed Velux roof windows. Electric panel heater. Door to:-

Bathroom

6' 5" x 6' 4" (1.95m x 1.93m) White suite comprising:- Panelled bath with 'Triton' electric shower over, low level W.C and pedestal wash hand basin. Electric heated towel rail. Low beamed ceiling. Part tiled walls. Tiled floor. uPVC double glazed window to side elevation.

FIRST FLOOR

Landing

Doors to all bedrooms.

Bedroom One

11' 9" x 10' 10" (3.58m x 3.31m) uPVC double glazed sash window to front elevation. Electric radiator. Feature fireplace.

Bedroom Two

9' 7" x 9' 3" (2.93m x 2.82m) uPVC double glazed window to rear elevation. Access to loft space. Built-in wardrobe and a separate shelved cupboard. Electric radiator.

Bedroom Three

24' 8" x 6' 7" (7.52m x 2.01m) Sloping ceiling. uPVC double glazed style sash window to front elevation. uPVC double glazed windows to side elevations. Fire escape. Electric radiator. Fitted cupboard enclosing the hot water storage cylinder. Large window seat to front.

OUTSIDE

The property boasts a private walled courtyard garden with pedestrian access onto Church Lane. There is an outside tap and two separate stores.

Utility/Store

6' 7" x 3' 2" (2.01m x 0.96m) Door to front. Light and power connected. Worktop. Space and plumbing for washing machine. Electric meter and consumer unit.

ENERGY RATING

F(23).

COUNCIL TAX

The property is locally owned and is currently Business rated as a self-catering Holiday unit and enjoys rate relief in accordance with Council policy when occupation criteria is met.

DIRECTIONS

Coming from a westerly direction on the A390, proceed down the main hill (Edgcombe Road) into Lostwithiel and take the second turning on the right onto South Street. Continue to the crossroads and turn left onto Church Lane. Geranium Cottage is located shortly after on the right-hand side.



LOUNGE



BEDROOM ONE



DINING AREA



BEDROOM TWO



KITCHEN



BEDROOM THREE



BATHROOM

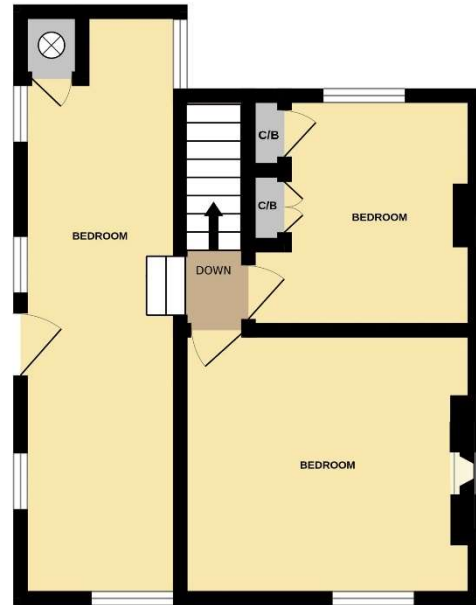


COURTYARD GARDEN

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



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