

RUDGE HOUSE, 1 QUEEN STREET, LOSTWITHIEL, PL22 0AB



A substantial five bedroom period townhouse offered with no ongoing chain, boasting versatile accommodation over four storeys and conveniently situated just a short level walk from the town centre.

Accommodation Comprises:- Entrance hall, cloakroom, dining room, kitchen, rear lobby, lounge, five bedrooms (master with en-suite bathroom), laundry room, shower room, family bathroom, uPVC double glazing, gas fired central heating and an enclosed courtyard garden.

Guide Price £300,000

SITUATION

The property offers a convenient location on the western side of the town just a short walking distance from the town centre. Lostwithiel enjoys a good range of amenities including a variety of shops, cafes, restaurants, public houses, butchers, parish church, professional services, dentist, and health centre. There is a main line train station on the Penzance to London line and a purpose-built community centre offering recreational and sporting facilities next to the King George V playing field. Lostwithiel lies just a few miles inland from the sandy beaches of 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 entrance door opening into:-

Entrance Hall

Decorative tiled floor. Radiator. Stairs to first floor. Understairs cupboard. Doors to dining room and kitchen. Door into:-

Cloakroom

White low level W.C and corner wash hand basin with tiled splashback. Obscure uPVC double glazed window.

Dining Room

18' 2" x 11' 0" (5.53m x 3.36m) uPVC double glazed sash windows. Tiled floor. Open fireplace with grate and slate hearth. TV aerial point. Beamed ceiling. Radiator.

Kitchen

14' 4" x 11' 6" (4.38m x 3.51m) (Maximum) Modern range of shaker style base and drawer units with rolled edge worktops. Inset stainless steel sink and drainer unit with mixer tap. Tiled splashback. Mosaic tiled floor. Exposed stone wall with tiled recess housing a 'Rangemaster' cooker and extractor over. Beamed ceiling. Inset ceiling spotlights. Space for fridge/freezer. TV aerial point. Doorway opening to:-

Rear Lobby

12' 4" x 5' 1" (3.77m x 1.55m) (Maximum) uPVC double glazed window. Radiator. Slate flagstone floor. Telephone point. Two built-in cupboards. uPVC double glazed door to courtyard garden.

FIRST FLOOR

Split Level Landing

Built-in display cabinet with shelved cupboard below. uPVC double glazed window. Cupboard enclosing a Baxi gas fired combination boiler. Stairs to second floor. Doors to bedroom and family bathroom. Door into:-

Lounge

18' 4" x 10' 2" (5.59m x 3.10m) uPVC double glazed window. Radiator. Exposed wooden floorboards. Decorative cast iron fireplace with wood surround and sunken slate hearth. TV aerial points. Shelved alcove.

Bedroom Two

11' 7" x 9' 8" (3.52m x 2.94m) plus recess 6' 8" x 4' 11" (2.02m x 1.50m) uPVC double glazed window. Radiator. Feature fireplace with wood surround and slate hearth.



Family Bathroom

13' 0" x 5' 1" (3.97m x 1.55m) Large corner shower cubicle with fixed rainfall shower head and tiled surround. Suite comprising:- Freestanding bath with mixer tap, low level W.C and circular glass wash hand basin. Inset ceiling spotlights. Wood panelling to dado rail. Extractor fan. Exposed wooden floorboards. Wall mounted heated towel rail.

SECOND FLOOR

Split Level Landing

Large stained-glass uPVC double glazed window. Recessed shelving. Stairs to third floor. Doors to two bedrooms and shower room. Door into:-

Laundry Room

5' 11" x 3' 3" (1.80m x 0.99m) uPVC double glazed window. Access to loft space. Space and plumbing for washing machine.

Bedroom One

18' 5" x 11' 0" (5.62m x 3.36m) Dual aspect room with uPVC double glazed windows. Radiator. Exposed wooden floorboards. Large exposed beams. TV aerial point. Door into:-

En-Suite Bathroom

5' 6" x 4' 3" (1.67m x 1.29m) Suite comprising:- Panelled bath with mixer shower attachment, low level W.C and wash hand basin. Extractor fan. Part tiled walls. Exposed wooden floorboards. Shaver light and socket.

Bedroom Three

11' 7" x 9' 5" (3.54m x 2.87m) plus recess 6' 5" x 5' 1" (1.95m x 1.55m) uPVC double glazed window. Radiator. Built-in double wardrobe with sliding doors.

Shower Room

5' 2" x 4' 6" (1.58m x 1.37m) Corner shower cubicle with tiled surround. White low level W.C and pedestal wash hand basin. Extractor fan. Fully tiled walls. Exposed wooden floorboards.

THIRD FLOOR

Split Level Landing

uPVC double glazed window. Sloping beamed ceiling. Built-in shelved cupboards. Doors to two attic bedrooms.

Bedroom Four

14' 0" x 10' 10" (4.27m x 3.31m) uPVC double glazed window with views over the town and countryside beyond. Radiator. Exposed wooden floorboards. Telephone point. Access to eaves storage.

Bedroom Five

11' 3" x 7' 0" (3.44m x 2.14m) uPVC double glazed window. Radiator. Exposed wooden floorboards. Telephone point. Access to eaves storage.



OUTSIDE

The property has an enclosed courtyard garden to the rear with an outside tap and a pedestrian gate at the back of the courtyard.

ENERGY RATING

D(55)

COUNCIL TAX

Cornwall Council. Tax Band 'C'.



DINING ROOM



BEDROOM TWO



KITCHEN



BEDROOM THREE



LOUNGE



BEDROOM FOUR



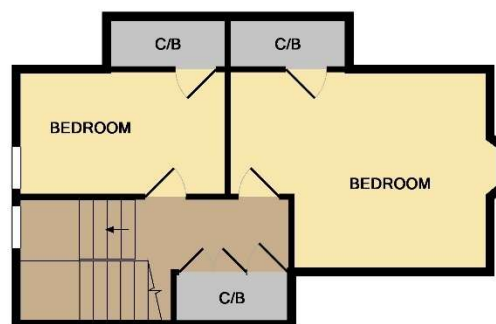
BEDROOM ONE



BEDROOM FIVE



2ND FLOOR



3RD FLOOR



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)

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