

HOLMSDALE, TANHOUSE ROAD, LOSTWITHIEL, PL22 0DL



An imposing and beautifully presented three bedroom detached Edwardian home, boasting a convenient location just a short level walk from the town centre.

Accommodation Comprises:- Entrance lobby, hallway, lounge, kitchen, dining room, landing, three double bedrooms (One with en-suite shower room), family bathroom, sash windows, gas fired central heating, elevated frontage (Mostly laid to chippings), store room, secluded patio area, upper south facing rear garden with attractive borders and a decked area for sitting out.

£400,000

SITUATION

The ancient stannary town of Lostwithiel is a popular Mid-Cornwall location which is steeped in history and renowned for its vibrant community. The town offers a good range of amenities which include 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. Secondary schools are available at nearby Fowey (7 miles) and Bodmin (5 miles) respectively. A purpose built community centre offers recreational and sporting facilities next to the 'King George V' playing field. 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 Lobby

Dado rail. Mat well. Mosaic tiled floor. Stained glass door into:-

Hallway

Original mosaic tiled floor. Radiator. Telephone point. Dado rail. Turning staircase to first floor. Under stairs cupboard and recess. Part stained glass sliding door to outside.

Lounge

22' 7" x 10' 4" (6.88m x 3.16m) narrowing to 9' 10" (2.99m) (Plus bay) Dual aspect with sash bay window to front elevation and sash window to rear elevation. Two radiators. Fireplace with wood surround, tiled inserts and fitted gas fire on a slate hearth. TV aerial point. Alcove cupboards and shelving. Picture rail.

Kitchen

12' 11" x 8' 6" (3.94m x 2.59m) Modern and comprehensive range of shaker style wall, base and drawer units with solid wood worktops. Inset Belfast sink with mixer tap, granite drainer and worktop. Built-in Bosch double electric oven with inset four ring induction hob above and stainless steel extractor hood over. Integrated washing machine and dishwasher. Space for fridge/freezer. Cupboard housing a Glow Worm gas fired central heating boiler. Radiator. Tiled floor. Sash windows to side and rear elevation. Wide opening into:-

Dining Room

10' 1" x 9' 8" (3.08m x 2.94m) (Plus bay) Sash bay window to front elevation. Picture rail. Exposed wooden floorboards. Fireplace with gas fired Rayburn and a sunken slate hearth. Radiator.

FIRST FLOOR

Landing

Dado rail. Stained glass sash window to rear elevation. Access to loft space.

Bedroom One

14' 4" x 10' 1" (4.36m x 3.07m) Two sash windows to front elevation. Radiator. Exposed wooden floorboards. Picture rail. Built-in double wardrobe. Door into:-

En-Suite Shower Room

7' 11" x 5' 1" (2.42m x 1.56m) Double shower enclosure with tiled surround. White low level W.C and vanity wash hand basin. Chrome heated towel rail. Extractor fan. Shaver socket. Sash window to side elevation.

Bedroom Two

10' 11" x 10' 2" (3.33m x 3.11m) Sash window to front elevation. Exposed wooden floorboards. Radiator.

Bedroom Three

10' 4" x 8' 1" (3.16m x 2.47m) Sash window to rear elevation. Exposed wooden floorboards. Radiator. Large built-in wardrobes.

Family Bathroom

8' 3" x 6' 7" (2.52m x 2.01m) Modern white suite comprising:- Panelled bath with shower over, low level W.C and pedestal wash hand basin. Chrome heated towel rail. Airing cupboard enclosing the hot water storage cylinder and shelving. Extractor fan. Laminate floor.



OUTSIDE

From the roadside is a pedestrian gate and steps rising to the front terrace, laid with stone chippings and flower/plant borders. A side gate and pathway lead to a secluded rear patio and store room. Steps lead to the upper south facing garden, which is predominantly laid to lawn with various plants on the raised border along the rear boundary. Adjoining the garden is an area of decking with timber balustrade and handrails, the ideal spot to relax or entertain.



Store Room

8' 11" x 6' 4" (2.73m x 1.93m) Personal doors to front and side. Light connected.

ENERGY RATING

Band E (47).

COUNCIL TAX

Cornwall Council. Tax Band 'C'.

DIRECTIONS

Approaching Lostwithiel from the west on the A390, proceed down the main hill and take the first turning on the left into Tanhouse Road. The property is located shortly after on the left-hand side.



LOUNGE AREA



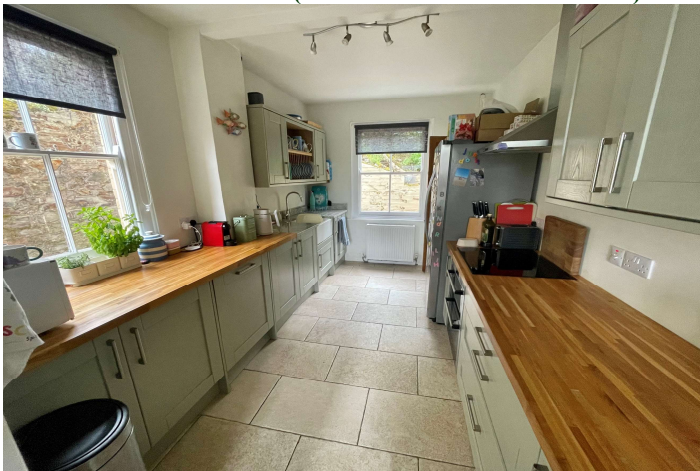
BEDROOM ONE



PLAY ROOM AREA (BACK END OF THE LOUNGE)



EN-SUITE SHOWER ROOM



KITCHEN



BEDROOM TWO



DINING ROOM



BEDROOM THREE

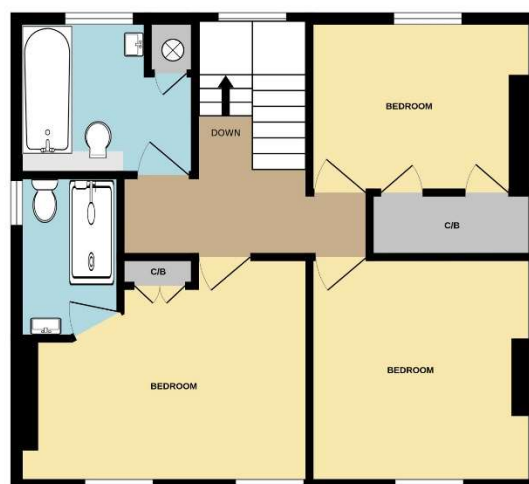


UPPER SOUTH FACING REAR GARDEN

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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