

6 KING STREET, LOSTWITHIEL, PL22 0AQ



A deceptively spacious and well presented three bedroom extended character cottage, boasting a popular tucked away location just a short walk from the town centre.

Accommodation Comprises:- Entrance hall, lounge, large open plan kitchen/dining room, landing, three first floor bedrooms, bathroom, gas fired central heating, double glazing, rear patio, elevated garden and a timber shed.

£310,000

SITUATION

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, 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, one being in close proximity to the property. 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..

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

Part glazed front entrance door opening into:-

Entrance Hall

Overhead box containing the electric meter and consumer unit. Radiator. Doorway to open plan kitchen/dining room. Double doors opening into:-



Lounge

18' 6" x 12' 8" (5.63m x 3.87m) A dual aspect room with two uPVC double glazed windows to front elevation and uPVC double glazed french doors to the rear. Radiator. Master telephone socket. Fireplace with slate hearth.

Open Plan Kitchen/Dining Room

Kitchen

13' 4" x 6' 8" (4.06m x 2.02m) Fitted with a matching range of shaker style base and drawer units with solid wood worktops. Additional overhead cupboards. Inset one and a half bowl ceramic sink and drainer with mixer tap. Built-in electric fan assisted single oven with four ring gas hob above and stainless steel extractor hood over. Part tiled walls. Tiled floor. Double glazed windows to rear elevation. Radiator. Space and plumbing for washing machine. Space for a free-standing fridge/freezer. Part glazed door to outside.

Dining Room

18' 7" x 11' 7" (5.67m x 3.54m) narrowing to 9' 1" (2.76m) uPVC double glazed window to front elevation. Radiator. Built-in under stairs cupboard. Turning staircase to:-

FIRST FLOOR

Landing

uPVC double glazed Velux roof window above stairwell. Access to loft space (Insulated and part boarded). Doors leading off to bedrooms and bathroom.

Bedroom One

13' 1" x 10' 9" (3.99m x 3.28m) uPVC double glazed window to front elevation. Radiator.

Bedroom Two

10' 9" x 10' 8" (3.28m x 3.24m) uPVC double glazed window to front elevation. Radiator. Range of built-in wardrobes/cupboards.

Bedroom Three

9' 10" x 7' 5" (2.99m x 2.26m) uPVC double glazed window to rear elevation. Radiator. Built-in wardrobe and shelved cupboard.

Bathroom

11' 4" x 7' 4" (3.46m x 2.24m) (Maximum) White suite comprising:- Panelled bath with mixer shower attachment, low level W.C and pedestal wash hand basin. Large corner shower cubicle with a rainfall shower and curved screen. Part tiled walls. Tiled floor. Extractor fan. Obscure uPVC double glazed window to rear elevation. Built-in airing cupboard enclosing a Baxi 600 gas fired combination boiler (Installed in December 2024) and shelving. Chrome heated towel rail.

OUTSIDE

Adjoining the rear of the property is a private slate paved patio area with an outside tap, which is partly sheltered for storage purposes. Steps lead up to a delightful south-west facing garden with a central lawn and seating areas laid with pebble chippings. A pathway leads to a timber shed at the far end of the garden.



ENERGY RATING

D(64).

COUNCIL TAX

Cornwall Council. Tax Band 'B'.

DIRECTIONS

Heading into Lostwithiel from a westerly direction on the A390, go through the traffic lights and take the second left-hand turning into Duke Street. Continue up the hill for approximately 100 yards and turn right into King Street. No.6 is halfway down on the left-hand side of the street.



LOUNGE



BEDROOM TWO



DINING ROOM



BEDROOM THREE



KITCHEN



BATHROOM



BEDROOM ONE

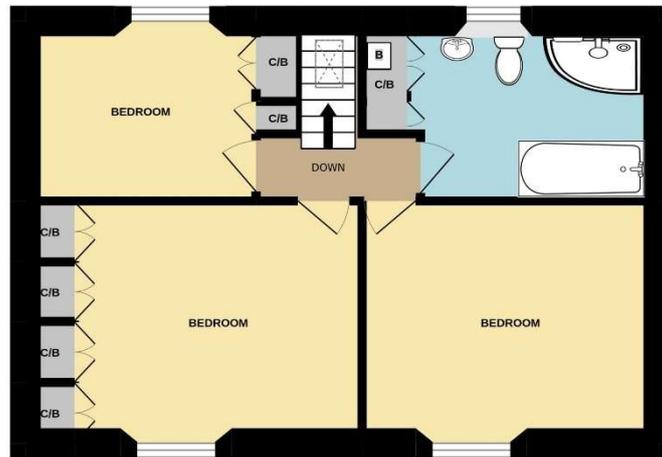


REAR GARDEN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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