

## **WOODVILLE, 56 GRENVILLE ROAD, LOSTWITHIEL, PL22 0ER**



**An attractive four bedroom detached Victorian house boasting an elevated south facing position on the eastern fringes of the town, set within gardens and paddocks of around 1.5 acres with the added benefit of outline planning permission for the construction of a single dwelling.**

**Accommodation Comprises:- Entrance hall, lounge, reception room/study, kitchen/dining room, rear lobby, cloakroom, utility room, landing, four bedrooms, en-suite shower room, family bathroom, double glazing, oil fired central heating, ample parking, gardens, summerhouse, timber shed, rear paddocks with field shelters and additional land extending to just under 2 acres by separate negotiation.**

**£675,000**

## SITUATION

Woodville enjoys a private position on the eastern side of the town with south facing countryside views. The ancient stannary town of 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, dentist and health centre. There is a main line train station, a choice of two primary schools and a purpose-built community centre. Lostwithiel lies just a few miles from the south coast and about a 15 minute drive from the world renowned 'Eden Project'.

## ACCOMMODATION (All sizes approximate):-

### GROUND FLOOR

#### Entrance

uPVC double glazed front entrance door opening into:-

#### Entrance Hall

Radiator. Stairs to first floor. Under stairs cupboard. uPVC double glazed door to outside.

#### Lounge

12' 0" x 11' 11" (3.66m x 3.62m) Radiator. Fireplace with inset wood burning stove on a slate hearth. uPVC double glazed window to front elevation.

#### Reception Room/Study

11' 1" x 8' 5" (3.37m x 2.57m) Radiator. uPVC double glazed window to rear elevation. Built-in alcove cupboards.

#### Kitchen/Dining Room

21' 0" x 12' 10" (6.39m x 3.92m) (Maximum) Dual aspect room with uPVC double glazed windows to front and rear elevation. Two radiators. The Kitchen features a matching range of shaker style wall, base and drawer units with granite worktops. Inset one and a half bowl sink and drainer with mixer tap. Belling electric range style cooker with tiled splashback and a large stainless steel extractor over. Integrated dishwasher. Space for fridge/freezer. Tiled floor. Electric meter and consumer unit. Inverter and isolator switch for solar panels. Door to hallway. Part glazed door to:-

#### Rear Lobby

uPVC double glazed window to rear elevation. uPVC double glazed door to outside. Part tiled walls. Wide doorway to utility room. Door to:-

#### Cloakroom

White low level W.C and wash hand basin with tiled splashback. Tiled floor. Obscure uPVC double glazed window to side elevation.

#### Utility Room

11' 7" x 9' 1" (3.52m x 2.76m) Fitted with a comprehensive range of wall, base and drawer units with rolled edge worktops. Inset stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine. Grant oil fired combination boiler. Part tiled walls. Radiator. uPVC double glazed window to side elevation. Double glazed Velux roof window.

## FIRST FLOOR

#### Landing

uPVC double glazed window to rear elevation. Access to loft space.

#### Bedroom One

12' 6" x 12' 0" (3.81m x 3.67m) uPVC double glazed window to front elevation with countryside views. Radiator. Built-in wardrobes. Door into:-

#### En-Suite Shower Room

7' 10" x 4' 0" (2.38m x 1.21m) Modern suite comprising:- Large shower cubicle with Mira shower, white low level W.C and vanity wash hand basin. Chrome heated towel rail. Shaver socket. Extractor fan.

#### Bedroom Two

11' 10" x 10' 1" (3.61m x 3.07m) uPVC double glazed window to front elevation with countryside views. Radiator.

#### Bedroom Three

11' 6" x 8' 6" (3.50m x 2.58m) uPVC double glazed window to rear elevation. Radiator.

#### Bedroom Four

8' 6" x 6' 10" (2.59m x 2.09m) (L-Shape maximum) uPVC double glazed window to front elevation with countryside views. Radiator. Built-in shelved cupboard.

## Family Bathroom

8' 6" x 7' 11" (2.59m x 2.42m) Modern suite comprising:- Large corner shower cubicle with Mira shower, white panelled bath with mixer shower attachment, low level W.C and vanity wash hand basin. Chrome heated towel rail. Extractor fan. uPVC double glazed window to rear elevation.



## OUTSIDE

Woodville is approached from the A390 via a private tarmac driveway, leading to a parking area for several cars. The property is surrounded by mature lawn gardens with various trees, raised beds, polytunnel and summerhouse.



## THE LAND

Located to the north of the house and extending to approximately 1.5 acres or thereabouts. The land is sloping and currently divided into two paddocks with two large field shelters, timber shed and a further polytunnel.

The adjoining land to the east (As identified on the plan) extends to almost 2 acres and may be available by separate negotiation.

## PLANNING

Outline planning permission was granted by Cornwall Council on the 25th January 2023 (Application Number PA22/06604) for the construction of a single dwelling with all matters reserved, except access. All relevant planning documentation including the Decision Notice can be accessed via the 'Online Planning Register' of the Cornwall Council Website. (Using the Application Number above). Alternatively, copies can be emailed or posted upon request.

## SERVICES

Mains electricity, water and drainage. Solar panel system (6kW).

## ENERGY RATING

C(69).

## COUNCIL TAX

Cornwall Council. Tax Band 'E'.

## DIRECTIONS

Coming into Lostwithiel on the A390 from the west, go through the traffic lights and continue along the main road for approximately quarter of a mile until Woodville is identified on the left-hand side.



**LOUNGE**



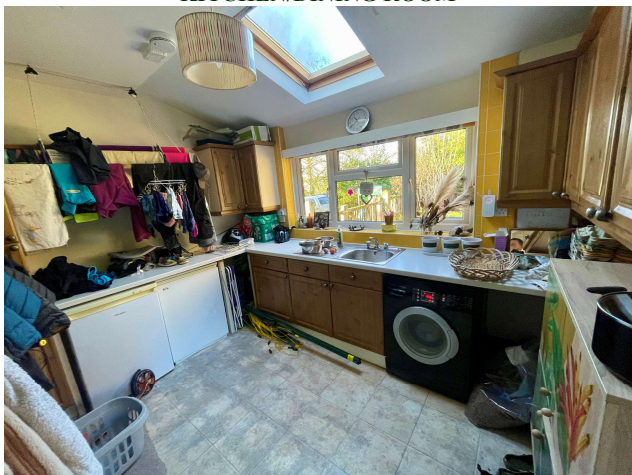
**BEDROOM TWO**



**KITCHEN/DINING ROOM**



**BEDROOM THREE**



**UTILITY ROOM**



**BEDROOM FOUR**

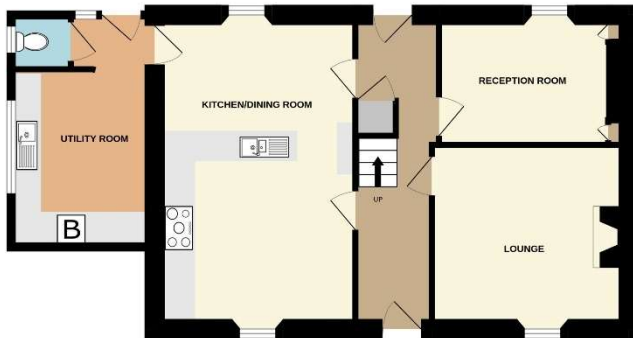


**BEDROOM ONE**

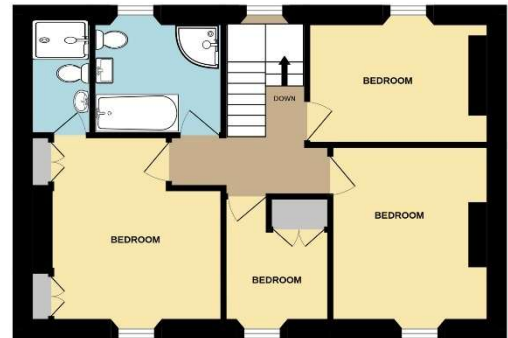


**FAMILY BATHROOM**

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)



### LOCATION PLAN (FOR IDENTIFICATION PURPOSES ONLY)

## Members of the NAEA



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**Jefferys**

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