

19 BRUNEL QUAYS, LOSTWITHIEL, PL22 0JB



A substantial and well presented four bedroom Grade II Listed town house, situated within a stunning riverside development in the heart of the town.

Accommodation Comprises:- Kitchen/breakfast room, Inner hall, cloakroom, lounge/diner, master bedroom with en-suite shower room, three further bedrooms, family bathroom, gas fired central heating, rear patio, off-road parking and car port.

£515,000

SITUATION

Brunel Quays is a prestigious and highly sought after development on the banks of the River Fowey and just a short level walk from the Tudor Bridge which crosses over to the town centre. Lostwithiel is steeped in history and renowned for its vibrant community, boasting a variety of independent shops, cafes, restaurants, public houses, professional services, dentist, and health centre. There is a main line train station on the Penzance to London line, a choice of two primary schools and a pre-school. Secondary schools are located at nearby Fowey (7 miles) and Bodmin (5 miles) respectively. A purpose-built community centre provides recreational/sporting facilities, located next to the King George V playing field.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

Front entrance door opening into:-



Kitchen/Breakfast Room

17' 2" x 11' 3" (5.24m x 3.43m) (Maximum) Featuring a modern and stylish range of wall, base and drawer units with worktops. Matching kitchen island with breakfast bar. Inset stainless steel sink and drainer with mixer tap. Space for a range style cooker with large splashback and a stainless steel extractor hood over. Space and plumbing for a washing machine and dishwasher. Space for fridge/freezer. Cupboard housing a Zanussi gas fired combination boiler. Large arched window to front elevation. Part tiled walls. Radiator. Door into:-

Inner Hall

Turning staircase to first floor. Two separate built-in cupboards. Door to lounge/diner. Door to:-

Cloakroom

6' 9" x 4' 0" (2.05m x 1.22m) White low level W.C and pedestal wash hand basin. Part tiled walls. Radiator. Extractor fan. Built-in shelved cupboard enclosing the electric consumer unit.



Lounge/Diner

21' 7" x 17' 3" (6.59m x 5.26m) Large arched window to rear elevation. Two radiators. Deep built-in under stairs cupboard. Door to rear patio.

FIRST FLOOR

Landing

Radiator. Turning staircase to second floor. Doors to two bedrooms and family bathroom.

Bedroom One

17' 3" x 15' 9" (5.26m x 4.79m) (L-Shape maximum) Three uPVC double glazed Velux roof windows. Radiator. Laminate floor. Access to storage above en-suite. Door to:-

En-Suite Shower Room

6' 6" x 5' 10" (1.97m x 1.78m) Modern suite comprising:- Corner shower cubicle, white low level W.C and vanity wash hand basin. Extractor fan. Shaver socket.

Bedroom Two

17' 2" x 14' 2" (5.24m x 4.33m) (Maximum) Three uPVC double glazed Velux roof windows. Two radiators. Obscure glazed internal window. Loft hatches. Built-in under stairs cupboard.

Family Bathroom

8' 5" x 5' 4" (2.57m x 1.63m) White suite comprising:- Panelled bath with mixer shower, low level W.C and pedestal wash hand basin. Radiator. Laminate floor. Part tiled walls. Extractor fan. Shaver light and socket.

SECOND FLOOR

Landing

Built-in storage with sliding doors. uPVC double glazed Velux roof window. Doors to two bedrooms.

Bedroom Three

17' 3" x 7' 7" (5.26m x 2.31m) Three uPVC double glazed Velux roof windows. Radiator. Laminate floor.

Bedroom Four

9' 1" x 8' 6" (2.78m x 2.59m) Currently used as a home office. Two uPVC double glazed Velux roof windows. Radiator. Laminate floor.

OUTSIDE

To the front of the property is an off-road parking space and a paved patio area. The property also benefits from a Car Port. To the rear is paved patio with a delightful outlook over the River Fowey.

TENURE

The property is held on a 999 year lease, but also owns a share of the Brunel Quays Estate Freehold.

MANAGEMENT CHARGE

Currently £145 a month, which is payable to Belmont Property Management.

ENERGY RATING

Exempt (Listed Building)

COUNCIL TAX

Cornwall Council. Tax Band 'D'.

DIRECTIONS

From the traffic lights on the main road (A390) in the centre of Lostwithiel, turn into Fore Street and follow the road down to the T-junction. Turn right over the Tudor bridge and then right again into Brunel Quays. No.19 is located towards the far end of the development on the right-hand side.



KITCHEN



BEDROOM TWO



LOUNGE/DINER



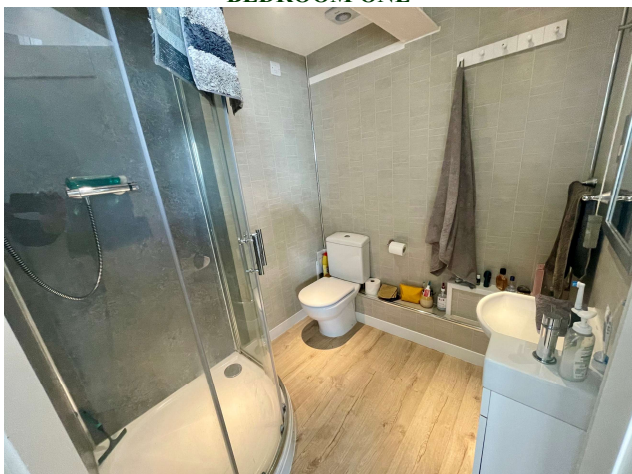
FAMILY BATHROOM



BEDROOM ONE



BEDROOM THREE



EN-SUITE SHOWER ROOM



BEDROOM FOUR

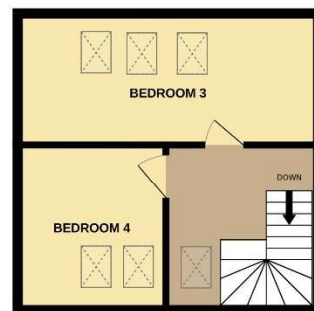
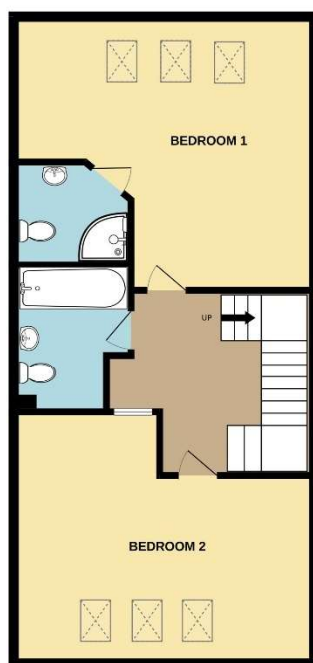
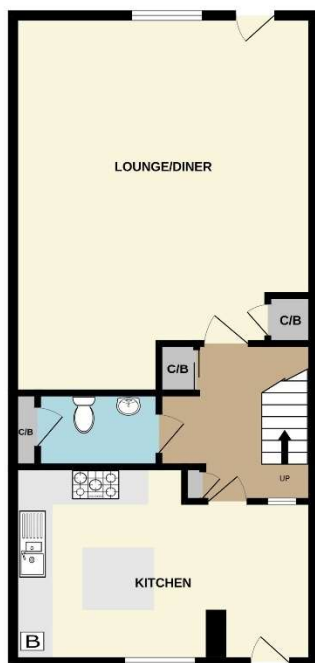


REAR PATIO OVERLOOKING THE RIVER FOWEY

GROUND FLOOR

1ST FLOOR

2ND 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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