

## 16 BRUNEL QUAYS, LOSTWITHIEL, PL22 0JB



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

**Accommodation Comprises:- Spacious entrance hall, cloakroom, kitchen, lounge/diner, master bedroom with en-suite shower room, three further bedrooms, family bathroom, gas fired central heating, rear patio, visitor 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:-

#### Entrance Hall

21' 0" x 8' 11" (6.41m x 2.71m) (Maximum) Radiator. Turning staircase to first floor. Built-in under stairs cupboard. Door to kitchen and lounge/diner. Door to:-

#### Cloakroom

6' 8" x 4' 0" (2.04m x 1.22m) White low level W.C and pedestal wash hand basin. Radiator. Extractor fan. Built-in cupboard enclosing the electric meter and consumer unit.

#### Kitchen

11' 1" x 9' 11" (3.39m x 3.01m) Featuring a modern range of shaker style wall, base and drawer units with rolled edge worktops. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Built-in electric double oven with four ring hob above and stainless steel extractor hood over. Under-unit lighting. Space and plumbing for washer/dryer and dishwasher. Space for fridge/freezer. Cupboard housing a Worcester Greenstar gas fired central heating boiler and hot water storage cylinder. Part tiled walls. Large arched window to front elevation.



#### Lounge/Diner

21' 2" x 17' 5" (6.46m x 5.30m) (Maximum) Large arched window to rear elevation. Two radiators. Door to rear patio.

### FIRST FLOOR

#### Landing

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

#### Bedroom One

17' 4" x 15' 7" (5.29m x 4.74m) (L-Shape maximum) Two uPVC double glazed Velux roof windows. Radiator. Door to:-

#### En-Suite Shower Room

6' 5" x 4' 10" (1.95m x 1.48m) Modern suite comprising:- Corner shower cubicle, white low level W.C and pedestal wash hand basin. Fully tiled walls. Radiator. Extractor fan. Shaver light and socket.

#### Bedroom Two

13' 11" x 8' 6" (4.25m x 2.59m) Two uPVC double glazed Velux roof windows. Radiator.

#### Bedroom Three

10' 1" x 8' 7" (3.07m x 2.61m) uPVC double glazed Velux roof window. Radiator. Built-in under stairs cupboard.

#### Family Bathroom

8' 2" x 4' 11" (2.49m x 1.51m) Modern white suite comprising:- Panelled bath with shower over, low level W.C and pedestal wash hand basin. Fully tiled walls. Radiator. Extractor fan. Shaver light and socket.

### SECOND FLOOR

#### Landing

Radiator. uPVC double glazed Velux roof window. Door into:-

#### Bedroom Four

17' 5" x 17' 3" (5.30m x 5.25m) (L-Shape maximum) Five uPVC double glazed Velux roof windows. Two radiators.



### OUTSIDE

Patio/seating area to the front and one visitor parking space. The property also benefits from a Car Port. To the rear is paved patio garden 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

D (61).

### 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.16 is located towards the far end of the development on the right-hand side.





**KITCHEN**



**BEDROOM TWO**



**LOUNGE/DINER**



**BEDROOM THREE**



**BEDROOM ONE**



**FAMILY BATHROOM**



**EN-SUITE SHOWER ROOM**



**BEDROOM FOUR**



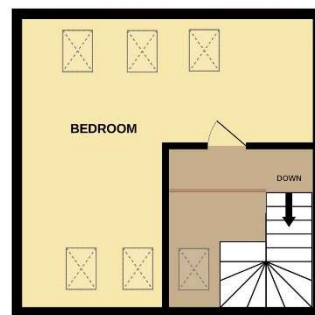
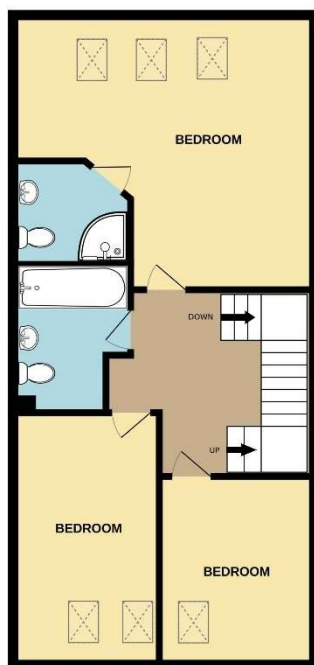
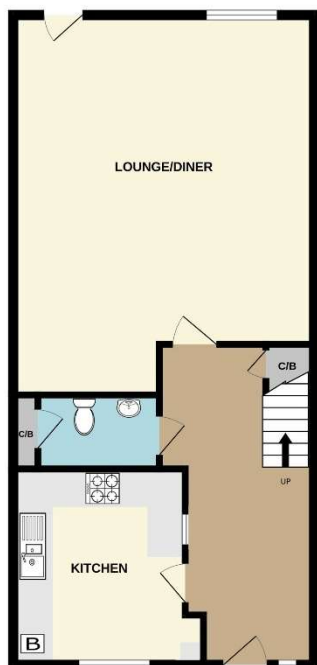


**REAR PATIO OVERLOOKING THE RIVER FOWEY**

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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