

## SHIRE HALL, 9 QUAY STREET, LOSTWITHIEL, PL22 0BS



**A deceptively spacious four bedroom Grade II\* Listed house offered in superb decorative order, boasting a convenient location in the heart of the town with easy access to shops and the River Fowey.**

**Accommodation Comprises:- Entrance lobby, reception room, large hallway, lounge, Inner hall, kitchen/diner, utility/shower room, landing, master bedroom with en-suite shower room, three further double bedrooms, family bathroom, gas fired central heating, small front garden and a private low maintenance garden to the rear.**

**£495,000**

## SITUATION

Shire Hall enjoys a level position in the centre of the town, just off the main street and a short walk from the River Fowey.

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, two primary schools, dentist and health centre. There is also a main line train station on the Penzance to London line and a purpose-built community centre. Coulson Park is a short stroll from the property, which is also a nature reserve offering picnic/barbecue areas and beautiful walks along the banks of the River Fowey.

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

Part glazed front entrance door opening into:-

#### Entrance Lobby

Radiator. Dado rail. Telephone point. Part glazed door to hallway. Door into:-

#### Reception Room

18' 1" x 12' 11" (5.51m x 3.94m) (L-Shape maximum) Sash window to front elevation. Radiator. Fitted worktop. Concealed gas meter. Wall cupboard enclosing electric meter and consumer units. Laminate floor. Internal window.



#### Hallway

13' 1" x 12' 2" (3.98m x 3.70m) Radiator. Dado rail. Built-in glass fronted under stairs cupboards. Turning staircase to first floor. Doorway to Inner hall. Door into:-

#### Lounge

14' 5" x 11' 8" (4.40m x 3.56m) Attractive fireplace with slate mantel and hearth. Sash window to front elevation. Radiator.

#### Inner Hall

Doors to kitchen/diner and utility/shower room. Built-in cupboard.

#### Kitchen/Diner

17' 4" x 13' 3" (5.29m x 4.05m) Matching range of wall, base and drawer units with granite effect rolled edge worktops. Inset stainless steel sink with mixer tap. Stoves free-standing electric oven and grill with integrated four ring gas hob and extractor over. Integrated dishwasher. Space for a large fridge/freezer. Part tiled walls. Built-in larder with fitted shelving. Radiator. Dado rail. Small cupboard above the door. Glazed french doors opening to the rear garden. Separate part glazed door to the rear garden.

#### Utility/Shower Room

11' 9" x 7' 3" (3.57m x 2.21m) (Measured to front of cupboards) Large shower cubicle with Triton electric shower unit, tiled surround and sliding door. White low level W.C and vanity wash hand basin. Part tiled walls. Chrome heated towel rail. Fitted worktop and ceramic Belfast sink. Window to rear elevation. Extractor fan. Comprehensive range of built-in cupboards and compartments with space and plumbing for a washing machine and space for a tumble dryer. Floor standing Ideal Mexico gas fired central heating boiler.

### FIRST FLOOR

#### Landing

14' 3" x 12' 0" (4.34m x 3.67m) (Main landing area only) Velux roof window. Radiator. Telephone point. Access to loft space (With pull down ladder, light and part boarded). Doors leading off to all bedrooms and family bathroom.

#### Bedroom One

12' 3" x 10' 4" (3.74m x 3.14m) Sash window to rear elevation. Radiator. Doorway to:-

#### En-Suite Shower Room

8' 1" x 3' 2" (2.47m x 0.96m) Single shower cubicle with MX shower unit, tiled surround and bi-fold door. White vanity wash hand basin with tiled splashback, Built-in airing cupboard housing a factory insulated hot water storage cylinder and shelving.

#### Bedroom Two

15' 6" x 10' 5" (4.72m x 3.18m) (Excludes window recess) Feature fireplace. Sash window to rear elevation. Radiator. Picture rail. Fitted wardrobes.

#### Bedroom Three

15' 1" x 11' 10" (4.60m x 3.60m) (Maximum) Sash window to front elevation. Radiator.

#### Bedroom Four

12' 6" x 12' 0" (3.82m x 3.67m) plus dressing area 12' 5" x 5' 1" (3.79m x 1.54m) Radiator. Double doors opening to dressing area with space for free-standing wardrobes. Sash window to front elevation.

#### Family Bathroom

13' 3" x 4' 7" (4.04m x 1.39m) widening to 6' 9" (2.06m) White suite comprising:- Panelled bath with mixer shower, low level W.C and vanity wash hand basin. Radiator. Window to side elevation. Part tiled walls. Fitted shelved cupboard with double bi-fold doors.

### OUTSIDE

To the front of the property is a small garden laid with chippings and plants/trees. Gated access from Quay Street and a short pathway leading to the front door.

Private low maintenance rear garden laid with stone paving slabs and several flowerbeds of plants and trees. The garden is south-west facing, boasting plenty of seclusion and superb seating areas. **Note:-** The property has the benefit of a right of way through the grounds of the neighbouring property leading out to Quay Street.

### COUNCIL TAX

Cornwall Council. Tax Band 'D'.

### DIRECTIONS

Entering Lostwithiel from the west on the A390, turn right at the traffic lights onto Fore Street and follow the road down to the Co-Op. Turn right onto Quay Street and Shire Hall is located shortly after on the right-hand side.





**RECEPTION ROOM**



**BEDROOM ONE**



**LOUNGE**



**BEDROOM TWO**



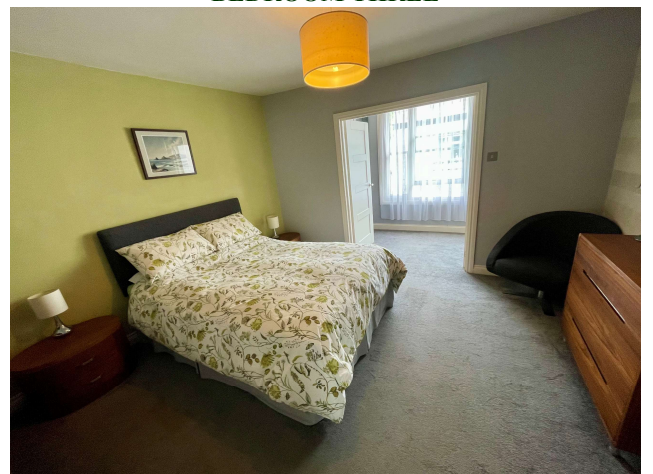
**KITCHEN/DINER**



**BEDROOM THREE**



**GROUND FLOOR UTILITY/SHOWER ROOM**



**BEDROOM FOUR**





**FRONT ELEVATION AND PRIVATE 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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