

7 BODMIN HILL, LOSTWITHIEL, PL22 0AH



An attractive two bedroom extended character cottage, boasting a generous south facing garden and an elevated position just a short walk from the town centre.

Accommodation Comprises:- Entrance lobby, lounge, dining room, kitchen/diner, landing, two bedrooms, bathroom, separate W.C, double glazing, gas fired central heating, private rear garden and a studio/garden room.

£295,000

SITUATION

The cottage is situated on the western side of the town, but only a short walking distance from 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 Lobby

Electric meter and consumer unit. Opening to:-

Lounge

11' 7" x 10' 10" (3.54m x 3.29m) uPVC double glazed window to front elevation. Fireplace with inset cast iron wood burning stove on a slate hearth. Karndean flooring. Beamed ceiling. Radiator. Telephone point. Doorway to:-

Dining Room

13' 3" x 7' 10" (4.03m x 2.39m) Radiator. Karndean flooring. Beamed ceiling. Built-in under stairs cupboard. Further small built-in cupboard. Turning staircase to first floor. Obscure glazed internal window to rear. Doorway to:-

Kitchen/Diner

13' 10" x 10' 6" (4.21m x 3.20m) Featuring a matching range of wall, base and drawer units with wooden worktops. Inset ceramic sink and drainer with mixer tap. Free-standing cooker with electric double oven, four ring gas hob and stainless steel extractor over. Space and plumbing for a slimline dishwasher. Space for a fridge/freezer. Space and plumbing for washing machine. Part tiled walls. Two skylight windows. Wooden floorboards. Double glazed french doors opening to the rear garden. Part glazed door to side exterior.

FIRST FLOOR

Landing

uPVC double glazed window to rear elevation. Doors leading off to bedrooms, bathroom and separate W.C.

Bedroom One

11' 2" x 10' 3" (3.40m x 3.13m) uPVC double glazed window to front elevation. Ornamental fireplace with sunken slate hearth. Wooden floorboards. Built-in wardrobe with double doors. Radiator.

Bedroom Two

10' 5" x 8' 8" (3.17m x 2.65m) uPVC double glazed window to rear elevation. Wooden floorboards. Radiator. Access to large loft space (With double glazed Velux roof window and floor).

Bathroom

11' 1" x 5' 9" (3.38m x 1.76m) Panelled bath with shower over and glass side screen. Vanity wash hand basin. Radiator/towel rail. Part tiled walls. Obscure uPVC double glazed window to front elevation. Built-in airing cupboard enclosing a Worcester gas fired combination boiler and shelving. Extractor fan. Wooden floorboards.

Separate W.C

8' 8" x 3' 5" (2.65m x 1.04m) White low level W.C and wash hand basin. Radiator. Obscure uPVC double glazed window to rear elevation. Wooden floorboards.



OUTSIDE

From Bodmin Hill is a side door opening to a shared passageway, leading out to a rear pathway. A pedestrian gate opens to a generous south facing rear garden which enjoys a good degree of seclusion. The garden is principally arranged on two levels, boasting a superb patio area with steps leading up to a level lawn and several raised beds at the far end. The garden also includes a timber shed and studio.



Studio/Garden Room

11' 11" x 9' 9" (3.62m x 2.97m) Double glazed door and windows to front. Three double glazed Velux roof windows. Light and power connected. Fitted cupboards and drawers with rolled edge worktop. Inset stainless steel sink and drainer.

ENERGY RATING

D(60).

COUNCIL TAX

Cornwall Council. Tax Band 'B'.

DIRECTIONS

Heading into Lostwithiel from the west on the A390, turn left after the traffic lights into Bodmin Hill. Continue up the hill until the property is located on the left-hand side.



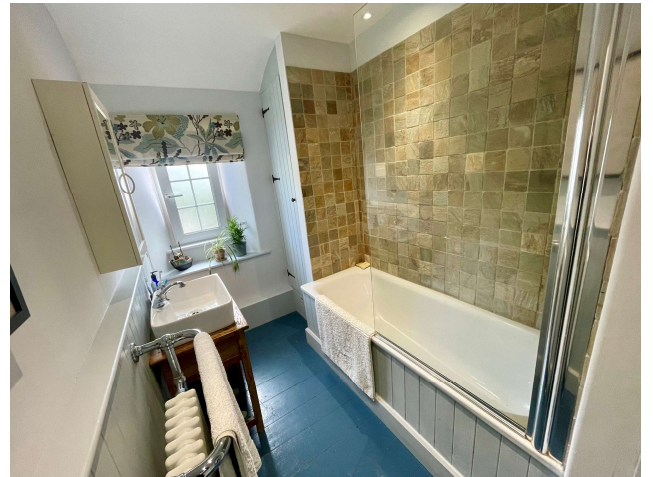
LOUNGE



BEDROOM TWO



DINING ROOM



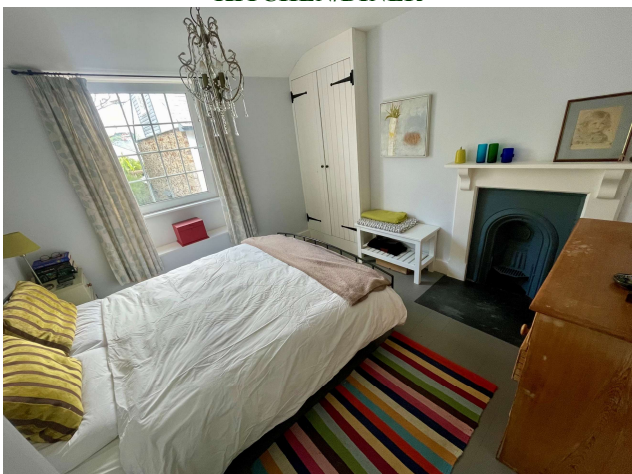
BATHROOM



KITCHEN/DINER



REAR PATIO

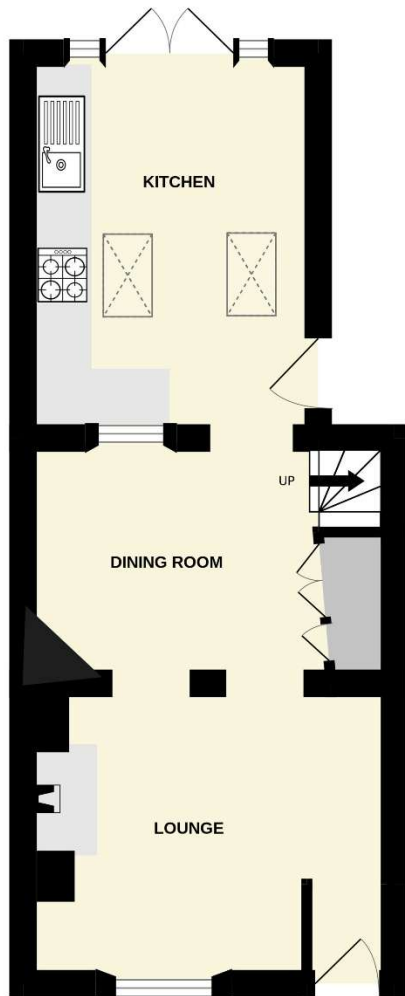


BEDROOM ONE

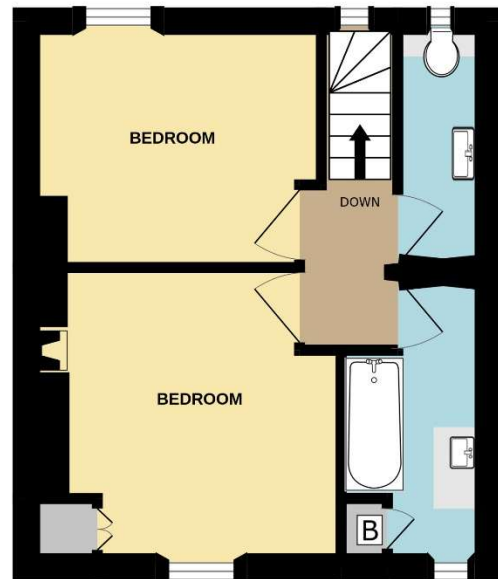


REAR GARDEN

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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