

GREENWAYS, SCRATIONS LANE, LOSTWITHIEL, PL22 0DP



An impressive individual style four bedroom detached dormer bungalow, built in the Arts and Crafts era of the early 20th Century, set within magnificent gardens of approximately half an acre and enjoying a quiet elevated position with spectacular views over the town and Fowey Valley.

Accommodation Comprises:- Hallway, sitting room, open plan kitchen/diner with wood burner, three ground floor bedrooms, family bathroom, study/Inner hall, first floor lounge, master bedroom with en-suite shower room, double glazing, gas fired central heating, large basement with work benches, parking for several cars, car port with growing roof, extensive mature terraced gardens laid to lawns, raised vegetables beds and a dedicated wild area.

£625,000

SITUATION

Greenways occupies a superb elevated position on the western fringes of the town and set within a private lane of just six properties. Lostwithiel is a popular Mid-Cornwall town which is steeped in history and renowned for its vibrant community. The town offers 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 on the Penzance to London line and a choice of two Primary schools. Secondary schools are available at nearby Fowey (7 miles) and Bodmin (5 miles) respectively. A purpose-built community centre offers recreational and sporting facilities next to the 'King George V' playing field, which also has a skate park and children's play area.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

External steps rising to a veranda with part glazed front door opening into:-

Hallway

Pine floorboards. Radiator. Dado rail. Doors leading off.

Sitting Room

12' 10" x 11' 0" (3.91m x 3.36m) Tiled open fireplace and hearth. Radiator. Picture rail. Dado rail. uPVC double glazed window to side elevation. Wood effect uPVC double glazed door to outside.

Open Plan Kitchen/Diner

23' 7" x 11' 0" (7.18m x 3.35m) widening to 11' 8" (3.56m) Comprehensive range of pine wall, base and drawer units with tiled worktops. Inset Belfast sink with mixer tap. Built-in electric oven and grill. Separate four ring gas hob with extractor over. Space for a slimline dishwasher. Space for fridge/freezer. Cupboard with space for a washing machine. Part tiled walls. Tiled floor (Kitchen area). uPVC double glazed windows to side elevations. Fireplace with a recently installed wood burner. Radiator. Built-in alcove cupboard housing a Baxi 800 gas fired combination boiler (Installed in 2021) and shelving. Walk-in pantry with window to rear elevation. Wood effect uPVC double glazed stable door to outside.

Bedroom Two

12' 7" into bay x 10' 10" (3.83m x 3.30m) (Maximum) uPVC double glazed bay window to front elevation with views over the town. Radiator. Pine floorboards. Picture rail. Two built-in wardrobes.

Bedroom Three

12' 7" into bay x 11' 1" (3.83m x 3.37m) uPVC double glazed bay window to front elevation with views over the town. Radiator. Picture rail. Fireplace with slate hearth. Built-in alcove cupboard.

Bedroom Four

11' 0" x 9' 0" (3.35m x 2.74m) uPVC double glazed window to side elevation. Radiator. Pine floorboards. Picture rail. Built-in wardrobe. Fitted unit with wash hand basin and cupboard/drawers below.

Family Bathroom

11' 0" x 5' 0" (3.36m x 1.53m) Suite comprising:- Panelled bath with mixer shower, low level W.C and pedestal wash hand basin. Part tiled walls. Heated towel rail. Obscure uPVC double glazed window to side elevation.

Study/Inner Hall

11' 0" x 10' 0" (3.36m x 3.05m) uPVC double glazed window to side elevation. Radiator. Pine floorboards. Picture rail. Small under stairs cupboard. Fitted shelving and cupboard. Turning staircase rising to:-

FIRST FLOOR

Lounge

17' 10" x 16' 1" (5.43m x 4.90m) (L-shape maximum) uPVC double glazed dormer window to front elevation with views over the town and beyond. Radiator. Access to eaves. Wood burner on a slate hearth. Double glazed Velux roof window above stairs. Door into:-

Bedroom One

16' 1" x 11' 1" (4.90m x 3.37m) Double glazed Velux roof window. Radiator. Fitted wardrobes with sliding doors. Door into:-

En-Suite Shower Room

8' 6" x 5' 4" (2.60m x 1.63m) Corner shower cubicle with Triton shower unit. White low level W.C and wash hand basin. Pine floorboards. Chrome heated towel rail. Double glazed Velux roof window.



OUTSIDE

To the front of the property is a gravelled parking area with additional driveway parking to the side for several cars. Resin bound pathways surround the property, giving access to a superb decking area at the rear. Glorious mature terraced gardens extend to approximately half an acre, laid principally to lawn, raised organic vegetable beds, fruit trees (Including an apple tree with mistletoe) and a dedicated wild area. The gardens also feature a unique collection of Camellias and Acers, in addition to an abundance of mature plants and trees.

Basement

13' 3" x 10' 6" (4.05m x 3.19m) plus 12' 11" x 10' 6" (3.94m x 3.19m) Accessed via a door from the side exterior. The basement is in two sections with uPVC double glazed windows, workbench with vice, shelving, light and power.

Car Port

With growing roof and space for one car.



ENERGY RATING

D(61).

COUNCIL TAX

Cornwall Council. Tax Band 'D'.

DIRECTIONS

Heading east on the A390 towards Lostwithiel, continue down the hill towards the lower end of Edgumbe Road. When you reach the right-hand bend turn left onto Scrations Lane. Follow the road and turn right after the next bend onto a private lane. Greenways is the fourth property on the left-hand side.



SITTING ROOM



BEDROOM ONE



KITCHEN



BEDROOM TWO



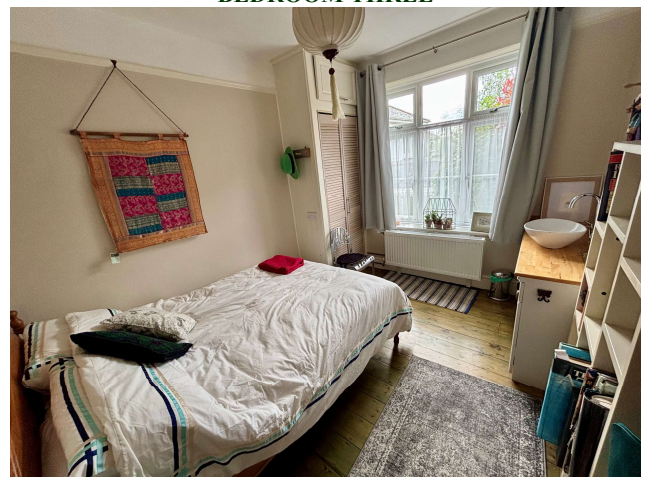
DINING AREA



BEDROOM THREE



LOUNGE



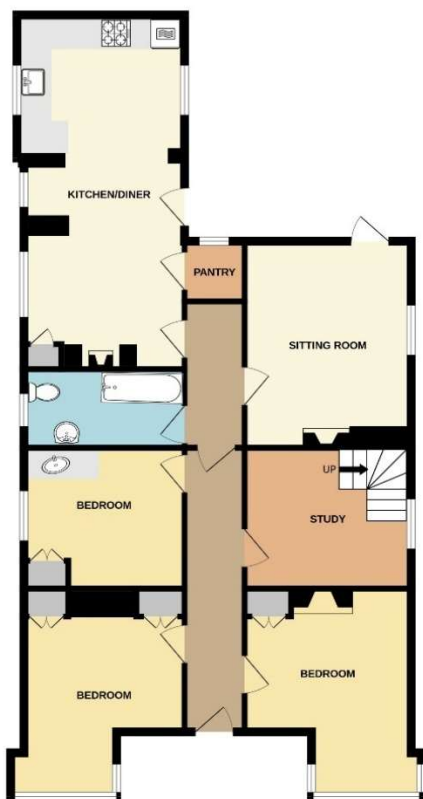
BEDROOM FOUR



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Miroplan 12/2025

FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)

Members of the NAEA



St Austell

18 Duke St, St Austell
PL25 5PH
01726 73483
staustell@jefferys.uk.com

Lostwithiel

5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

Liskeard

17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com

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