

8 THE OLD CARRIAGE WORKS, BRUNEL QUAYS, LOSTWITHIEL, PL22 0EN



A stylish two bedroom Grade II Listed duplex apartment with no ongoing chain, set within the popular riverside development of Brunel Quays in the heart of the town.

Accommodation Comprises:- Entrance hall, kitchen, lounge/diner, cloakroom, landing, two double bedrooms, en-suite shower room, bathroom, gas fired central heating, double glazing (where stated) and an allocated parking space.

£260,000

DESCRIPTION

The Old Carriage Works was the final Grade II listed building to be converted on the Brunel Quays development by 'Wombwell Homes'. The apartment boasts a contemporary style but also combines original features such as stripped floorboards, exposed roof timbers, arched windows and beautiful stonework.

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):-

Communal Entrance

Ground floor communal entrance to the side of the building with access via glass doors and a turning staircase rising to the first floor. Entrance door for No.8 opening into:-

Entrance Hall

Radiator. Exposed floorboards. Inset ceiling spotlights. Telephone entry system. Turning staircase to upper floor. Glazed door to lounge/diner. Sliding door to cloakroom. Sliding door into:-

Kitchen

9' 5" x 6' 10" (2.87m x 2.09m) Modern range of wall, base and drawer units in a white gloss finish with rolled edge worktops. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Built-in stainless steel fan assisted electric oven with four ring hob above and extractor over. Integrated dishwasher. Space and plumbing for washing machine. Space for under-counter fridge. Part tiled walls. Under-unit lighting. Inset ceiling spotlights. Window to rear elevation. Obscure glazed internal window to entrance hall.

Lounge/Diner

16' 6" x 15' 5" (5.03m x 4.70m) (Maximum) Large feature arched window to front elevation with countryside views. Two radiators. Modern wood-burner on a slate hearth. Exposed stone walls. TV aerial/satellite and telephone points. Built-in under stairs cupboard.

Cloakroom

White low level W.C and pedestal wash hand basin with tiled splashback. Heated towel rail. Extractor fan.

UPPER FLOOR

Landing

Glass balustrade and wooden banister. Vaulted ceiling with exposed beams. Radiator. Exposed stone wall. Doors to bedrooms and bathroom.

Bedroom One

13' 9" x 13' 0" (4.19m x 3.95m) Two double glazed Velux roof windows to rear elevation. Bespoke built-in wardrobes. TV aerial and telephone points. Sloping ceiling with exposed beams. Radiator. Exposed stone walls. Door into:-

En-Suite Shower Room

6' 8" x 6' 5" (2.03m x 1.96m) (Maximum) Modern white suite comprising:- Single shower cubicle, low level W.C and vanity wash hand basin. Fully tiled walls and floor. Inset ceiling spotlights. Shaver socket. Heated towel rail.

Bedroom Two

15' 5" x 11' 2" (4.71m x 3.41m) Two doubled glazed Velux roof windows to front elevation with countryside views. Radiator. Sloping ceiling with exposed beams. Exposed stone wall. TV aerial and telephone points.

Bathroom

8' 6" x 7' 0" (2.58m x 2.13m) Modern white suite comprising:- Panelled bath with mixer shower and glass side screen, low level W.C and vanity wash hand basin. Fully tiled walls and floor. Inset ceiling spotlights. Heated towel rail. Access to loft space (With pull down ladder). Shaver socket. Built-in airing cupboard enclosing a 'Glow Worm' gas fired combination boiler and shelving.

OUTSIDE

To the front of the building is an allocated parking space.

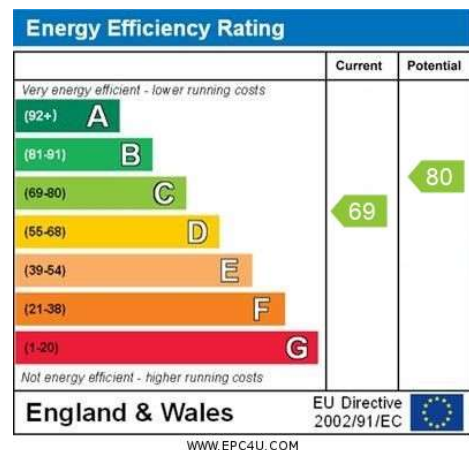
TENURE

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



COUNCIL TAX

Cornwall Council. Tax Band 'C'.

DIRECTIONS

From the A390 at Lostwithiel, turn into Fore Street at the traffic lights and follow this road through to the junction by the Tudor bridge. Turn right over the bridge and then take the next right-hand turning into Brunel Quays. The Old Carriage Works is located towards the bottom end of the development on the right.



KITCHEN



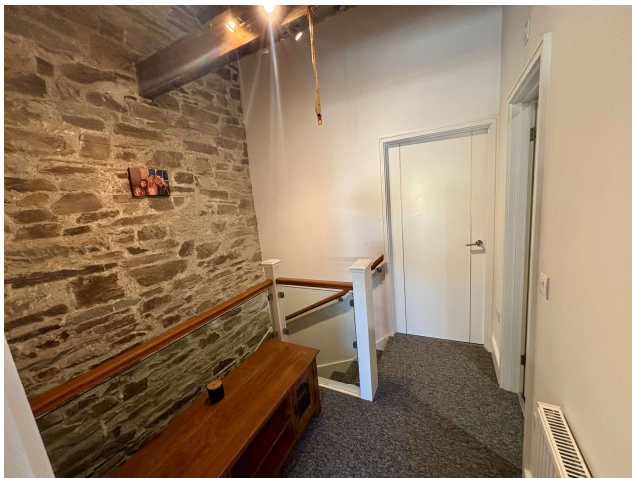
EN-SUITE SHOWER ROOM



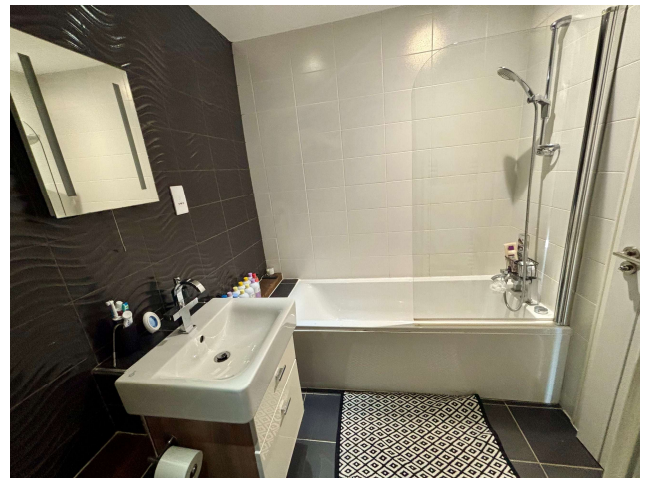
LOUNGE/DINER



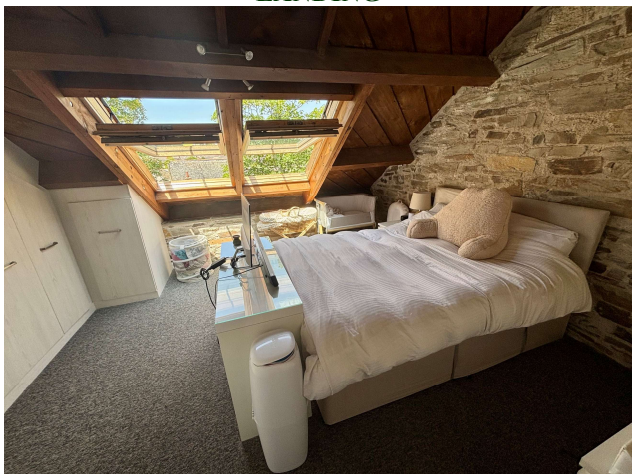
BEDROOM TWO



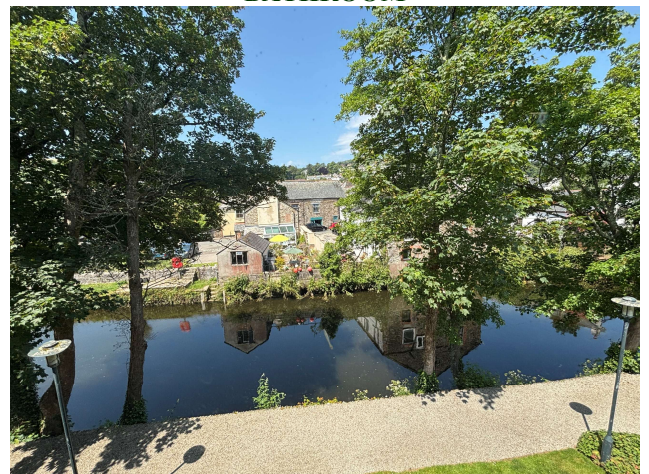
LANDING



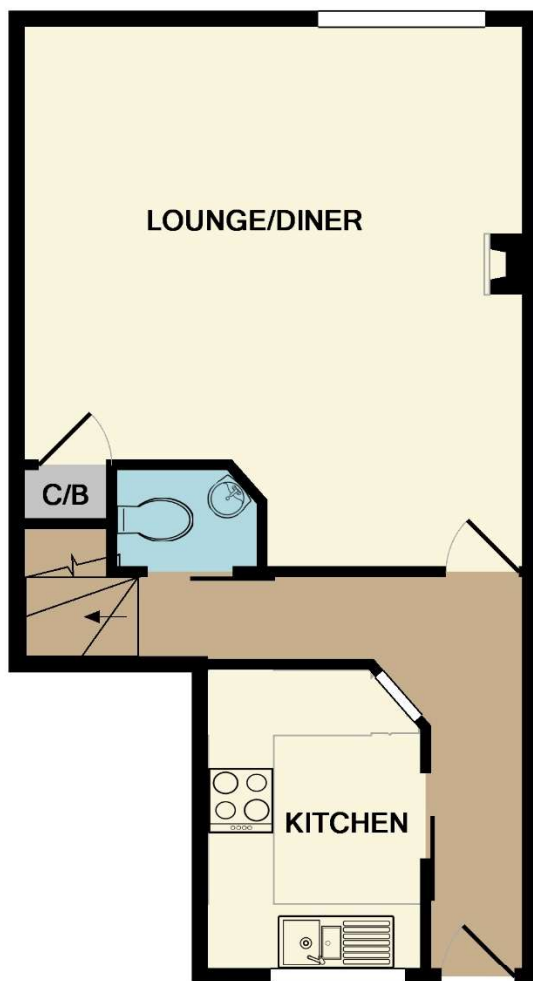
BATHROOM



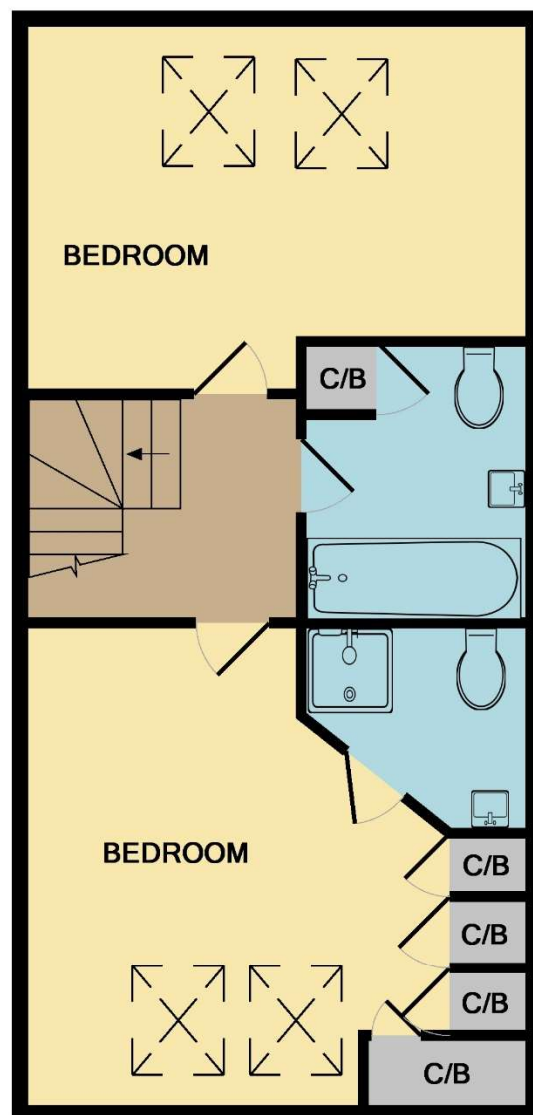
BEDROOM ONE



OVERLOOKING THE RIVER FOWEY



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)

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