

10 NORTH STREET, LOSTWITHIEL, PL22 0EG



A characterful one bedroom terraced Victorian home, boasting reverse style accommodation and a convenient position in the heart of the town with easy access to local amenities.

Accommodation Comprises:- Entrance hallway, reception room/study, inner hall, utility area, double bedroom, shower room, spacious open plan lounge/kitchen/diner (First floor), gas fired central heating and a small rear courtyard.

£215,000

SITUATION

This unique property enjoys a central location in the town, just a short level walk from the River Fowey and a range of local 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. A purpose-built community centre offers recreational and sporting facilities next to the 'King George V' playing field.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

The property is entered from North Street via a timber front entrance door, opening into:-

Entrance Hallway

Exposed granite floor leading onto a tiled floor. Box containing electric meter and consumer unit. Door to:-

Reception Room/Study

9' 7" x 8' 10" (2.93m x 2.69m) Double glazed window to rear elevation. Radiator. Tiled floor. Door to:-

Inner Hall

Tiled floor. Turning staircase to first floor with a window at half-landing level. Built-in under stairs cupboard. Doors to bedroom and shower room. At the back end of the hall is:-

Utility Area

6' 11" x 4' 7" (2.12m x 1.39m) Worcester gas fired combination boiler. Space and plumbing for washing machine. Cold water tap. Wooden worktop and shelving. Obscure glazed window to rear elevation with slate window sill. Part obscure glazed door to rear courtyard and pathway.

Bedroom

11' 1" x 10' 8" (3.38m x 3.26m) Sash window to front elevation. Radiator. Laminate floor. Recess with hanging rail and shelf. Small built-in under stairs cupboard.

Shower Room

9' 7" x 3' 10" (2.92m x 1.18m) Shower recess with electric shower unit and tiled surround. White low level W.C and pedestal wash hand basin. Tiled floor. Radiator. Electric heated towel rail. Extractor fan. Shaver light and socket. Narrow obscure glazed window panel.

FIRST FLOOR



Open Plan Lounge/Kitchen/Diner

20' 10" x 17' 3" (6.35m x 5.25m) An impressive dual aspect room with sash windows to front and rear elevations. High ceiling. Two radiators. Wooden floorboards. Fitted multi-fuel burning stove on a slate hearth. Free-standing unit with inset sink and mixer tap. Rangemaster gas fired cooker. Access to loft space. Door opening into a store room/larder with space for a fridge/freezer.

OUTSIDE

To the rear of the property is small courtyard area with room for a small table or potted plants. The property benefits from a pedestrian right of way along a pathway at the back of the neighbouring property and leads out to Monmouth Lane.

ENERGY RATING

D (61)

COUNCIL TAX

Cornwall Council. Tax Band 'A'.

DIRECTIONS

Heading into Lostwithiel from the west on the A390, turn right at the traffic lights onto Fore Street. Follow the road down to the bridge and turn left at the junction onto North Street. Continue until the front entrance door for No.10 is located on the left-hand side, just before the church.



RECEPTION ROOM/STUDY



SHOWER ROOM



UTILITY AREA



DINING & KITCHEN AREA



DOUBLE BEDROOM

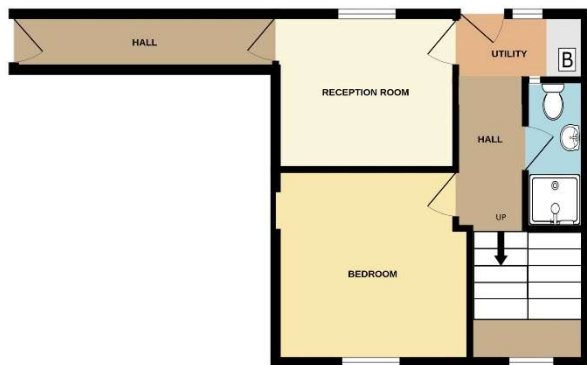


LOUNGE

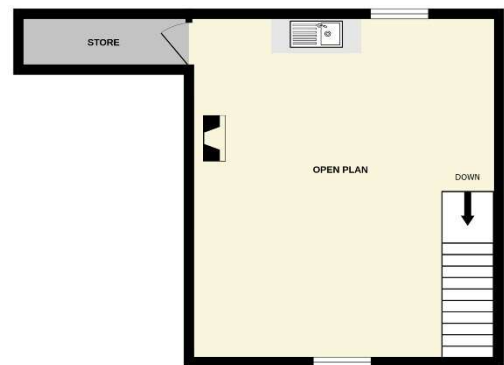


SMALL COURTYARD AREA AND REAR ASPECT TAKEN FROM MONMOUTH LANE

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix 6/2025

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

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