

# THE NOOK, ROSE HILL, LOSTWITHIEL, PL22 0DQ



A superb individual style three bedroom detached dormer bungalow with no ongoing chain, boasting a popular non-estate position on the upper fringes of the town with glorious views of the River Fowey and surrounding countryside.

**Accommodation Comprises:-** Entrance porch, utility room, dining room, kitchen, lounge, family bathroom, three bedrooms (Note: Master bedroom on first floor with Juliet balcony), en-suite bathroom, double glazing, gas fired central heating, studio, car port, solar panels, off-road parking, good size rear garden with two sheds, pond and a raised timber deck terrace/seating area.

**£460,000**

## SITUATION

'The Nook' is situated on a private 'no through' road on the southern fringes of the town, but still a relatively short walk from the centre.

Lostwithiel is steeped in history and renowned for its vibrant community, providing a good range of amenities ranging from shops, cafes, restaurants, public houses, professional services, dentist, and health centre. There is also 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.

## ACCOMMODATION (All sizes approximate):-

### Entrance Porch

Front entrance door. Double glazed Velux roof window. uPVC double glazed windows to front and side elevations. Tiled floor. Radiator. Stable door to Dining Room. Stable door to:-

### Utility Room

8' 8" x 8' 2" (2.63m x 2.49m) (Irregular shape) Double glazed Velux roof window. uPVC double glazed window to side elevation. Tiled floor. Fitted worktop with inset Belfast sink. Space and plumbing for washing machine. Space for tumble dryer. Extractor fan. Fitted cupboard.

### Dining Room

23' 7" x 8' 6" (7.19m x 2.59m) (Maximum) uPVC double glazed windows to side elevation. Two radiators. Tiled floor. Extensive range of fitted cupboards. Door to lounge. Stairs rising to first floor (With side access to loft space). Under stairs cupboard. uPVC double glazed french doors opening to outside. Wall mounted box containing electric smart meter and consumer unit. Wide opening into:-

### Kitchen

9' 10" x 8' 9" (3m x 2.66m) Matching range of shaker style wall, base, and drawer units with rolled edge worktops. Built-in single electric oven with four ring gas hob above and extractor over. Inset Belfast sink with mixer tap. Space and plumbing for dishwasher. Space for fridge/freezer. Space for additional under-counter appliance. Part tiled walls. Tiled floor. Extractor fan. TV aerial point. uPVC double glazed window to front elevation. Double glazed Velux roof window.

### Lounge

17' 0" x 15' 9" (5.17m x 4.79m) (Irregular shape) Fireplace with inset solid fuel stove (Installed in 2020), mantel, and slate hearth. Engineered oak flooring. Radiator. Alcove cupboard. Two sets of uPVC double glazed sliding patio doors opening to a timber deck terrace with countryside views. Doors to two bedrooms and family bathroom.

### Bedroom Two

17' 2" x 9' 6" (5.22m x 2.90m) (Irregular shape) uPVC double glazed windows to front, side and rear elevations with countryside views. Laminate floor. Radiator.

### Bedroom Three

17' 2" x 9' 8" (5.22m x 2.94m) (Irregular shape) uPVC double glazed windows to side and rear elevations with countryside views. Radiator. Wood strip flooring.

### Family Bathroom

12' 10" x 5' 10" (3.91m x 1.77m) (Maximum) Modern white suite comprising:- Panelled bath with shower over, low level W.C and vanity wash hand basin. Part tiled walls. Tiled floor. Extractor fan. Chrome heated towel rail. Built-in shelved linen cupboard. Extractor fan. uPVC double glazed window to side elevation.

## FIRST FLOOR

### Bedroom One

16' 7" x 9' 9" (5.06m x 2.96m) (Irregular shape) uPVC double glazed windows to side elevations. Two sets of uPVC double glazed sliding patio doors opening to a Juliet balcony with superb views of the River Fowey and surrounding countryside. Wood strip flooring. Radiator. Access to boarded loft space. Walk-in wardrobe/storage area. Door into:-

### En-Suite Bathroom

7' 7" x 5' 6" (2.31m x 1.68m) Modern white suite comprising:- Panelled bath with Mira electric shower unit over, low level W.C and pedestal wash hand basin. Part tiled walls. Tiled floor. Extractor fan. Built-in cupboards. Glow Worm gas fired combination boiler (Installed in 2019).



REAR ELEVATION

### OUTSIDE

To the front of the property is a Car Port with adjoining parking/turning area and a pathway leading down to the front entrance and to the side. There is an enclosed courtyard area to the front of the property with an outside tap, weatherproof socket, built-in store and a separate Studio. The side pathways give access to a delightful rear garden with exceptional views, being predominantly laid to lawn with mature hedge boundaries, pond, two sheds and two raised timber deck terraces which are perfect for sitting out and enjoying the wonderful outlook.



### Studio

11' 7" x 10' 6" (3.54m x 3.21m) (Irregular shape) uPVC double glazed french doors. uPVC double glazed window to side elevation. Belfast sink. Electric wall heater. Inverter, isolator switch and meter for solar panel system.

### ENERGY RATING

B(83).

### COUNCIL TAX

Cornwall Council. Tax Band 'C'.

### DIRECTIONS

Coming from a westerly direction on the A390, proceed down the main hill (Edgcumbe Road) into Lostwithiel and take the second right-hand turning onto South Street. At the crossroads turn right and proceed to the top of Rose Hill. Where the road splits go straight ahead onto the no-through road and the property is located on the left-hand side.



LOUNGE



BEDROOM TWO



DINING ROOM



BEDROOM THREE



KITCHEN



BEDROOM ONE



FAMILY BATHROOM



EN-SUITE BATHROOM



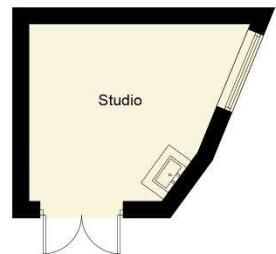
**DECK TERRACE AND OVERVIEW OF REAR GARDEN**



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1265020)

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

Members of the NAEA



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