



Lostwithiel Office  
26 Fore Street  
Lostwithiel  
PL22 0BL

01208 872728  
lostwithielproperty@thepropertyshopcornwall.co.uk

## SPRING COTTAGE LOSTWITHIEL PL22 0EP

**\*\*NO ONWARD CHAIN\*\***

A detached four-bedroom family home in a quiet tucked away location with generous level garden, detached double garage and stone workshop. Lostwithiel town centre is close at hand will all day to day amenities.

\*Entrance hall \* Kitchen/dining room \* Utility room \* Living room \* Downstairs WC \* Master bedroom with ensuite bathroom \* Three double bedrooms \* Family bathroom \* Generous private garden \* Detached double garage \* Stone workshop \* Driveway parking for multiple vehicles \*

**GUIDE PRICE: £550,000-£575,000**



Spring cottage is a detached four-bedroom family property located close to the centre of Lostwithiel town. The property enjoys a private setting and boasts a generous sized plot with level lawned garden, spacious driveway park, detached double garage and stone workshop.

Lostwithiel town centre is close at hand and caters for all day to day amenities. There is a doctors surgery, dentist, pharmacy, Co-op and a variety of independent shops, restaurants and pubs.

The property accommodation comprises:

**Room sizes:**

Living room 5.95m x 4.35m.

Kitchen: 3.9m x 2.67m

Dining room: 3.9m x 3.2m

Utility room: 2.3m x 2.07m

Bedroom one: 4.5m x 4m (plus entrance area)

Bedroom two: 3.83m x 3.3m

Bedroom three: 3.4m x 2.96m

Bedroom four: 2.87m x 2.73m

Double garage: 5.5m x 5.35m

Workshop: 5.6m x 4.8m

**The Property**

Front door opens to inner porch with further door through to a generous sized central lobby, to the right is the kitchen dining room and to the left an inner lobby with doors off to the living room, downstairs WC, generous storage cupboard and stairs to first floor.



The kitchen dining room is a fantastic open plan space with space for a family sized dining table and French doors out to the front patio. The kitchen comprises a range of floor based and wall mounted unit, with worktops over, cupboards and drawers. Integrated appliances including fridge, oven, sink and drainer. A door from the kitchen opens into the utility room with fitted kitchen units, space for washing machine and tumble dryer.



The living room is to the front of the property with two lots of French doors out to the front garden. A feature fireplace with slate hearth is at the centre of the room with space for sofa suites and other furniture.

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The downstairs WC is a good size, window to side elevation, built in vanity unit with louvered storage cupboards and drawers, built in wash hand basin and WC.



Stairs from the inner lobby lead up to the first floor landing with built in storage cupboards, and doors off to all bedrooms and family bathroom.

There are three further double bedrooms all with built in wardrobes and also a family bathroom located at the rear of the property. The family bathroom comprises a cream suite with pedestal wash hand basin, WC and panel bath.

The Master bedroom is located at the front of the property and enjoys views over the garden, it is a good sized room with built in wardrobe, space for double bed and further bedroom. Door opening into an ensuite bathroom with tiling to floors and walls, twin wall mounted storage units with countertop wash hand basin, WC and inset bath with central taps.



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## Outside

The property is approached by a large driveway with space to park multiple cars, from here you can access the double garage, a wooden pedestrian gate opens out to the front of the property and a private patio area, this wraps around the side of the property with steps down to the main garden.

The garden is predominantly laid to lawn with mature hedges and trees to the boundary. There are a variety of specimen plants and shrubs throughout the garden.

**EPC BAND: C**

**COUNCIL TAX BAND: E**



## Workshop

To the front of the property is a stone workshop with "velux" windows and power.



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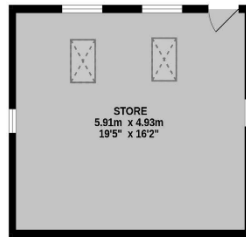
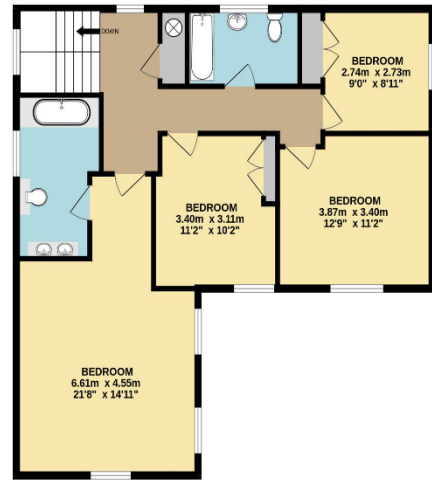
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GROUND FLOOR



FIRST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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