

AGAN CHY, TANHOUSE ROAD



Lostwithiel, PL22 0DL  
Price: £425,000



46-48 Fore Street, Bodmin,  
PL31 2HL  
01208 74182

  
THE PROPERTY SHOP

26 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728



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### Spacious & Versatile Family Home with Stunning Views

Located in the heart of Lostwithiel, this impressive modern detached home has been upgraded to offer versatile living space, ideal for larger families. With ample parking, scenic views, and flexible accommodation, this property is a rare find.

The ground floor features a well-appointed kitchen/dining room, a single bedroom, a fifth bedroom/gym with an ensuite, and a large double bedroom with dual aspect windows and an ensuite shower room.

On the first floor, the bright sitting room opens onto a balcony with views over the town and countryside. There is also an additional bedroom/study on this level.

The upper level boasts a fully equipped kitchen/dining room with integrated appliances, including an AGA and a central island. A stable door leads to the rear patio, while the principal bedroom suite enjoys dual aspect windows, an ensuite, and access to a private terrace with steps to the garden and parking. A conservatory, used as a dining room, offers lovely views and patio access.

Outside, there is ample parking, an EV charging point, a south-facing rear terrace with a covered veranda, and two outbuildings—one with plumbing for a washing machine and another with power and lighting, perfect for a workspace or studio.

This exceptional home offers modern comforts, flexible living, and fantastic views, making it perfect for family living.

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Ground Floor



1st/2nd Floor



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All sizes and Dimensions are approximate. Actual may vary.

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## KEY FEATURES

Spacious Detached Family Home

Scenic Views over Lostwithiel and countryside.

Two Kitchens/Dining Areas

Multiple Bedrooms & Ensuites

Bright Sitting Room, opening onto a balcony with picturesque views.

Generous Parking –multiple vehicles plus an EV charging point.

Private Rear Terrace & Garden – South-facing terrace with granite paving and a covered veranda.

Two Outbuildings

Prime Location

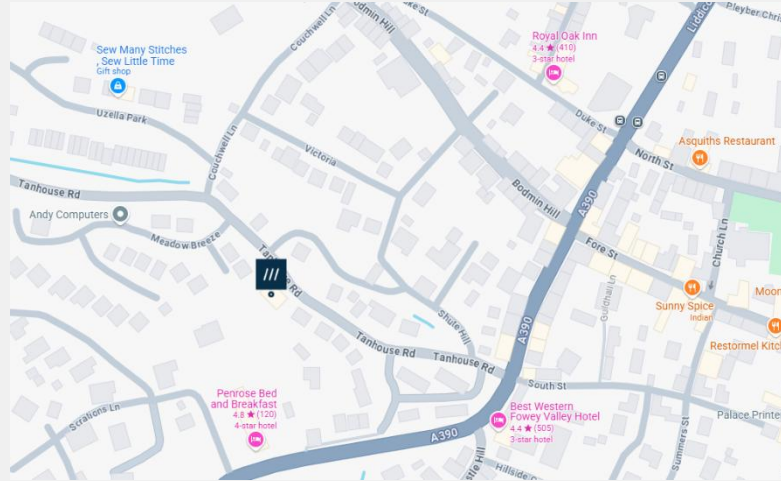
Chain Free

Investment Opportunity

Local Authority – Cornwall Council

Council Band - D

Tenure – Freehold



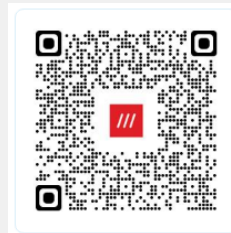
what3words////- washroom.contrived.backyards

## SERVICES

HEATING – MAINS GAS

WATER – MAINS

SEWERAGE - MAINS



## SCHOOLS

- Lostwithiel School 0.1 miles
- St Winnow CofE School 0.9 miles
- Lanlivery Primary Academy 1.4 miles

## TRANSPORT LINKS

- Lostwithiel Station 0.3 miles
- Short drive to join the A30
- Short walk to Bus stop

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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