

# BIDE-A-WEE



5



2



3

Scrations Lane,  
Lostwithiel, PL22 0SL  
Price: £450,000



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

  
THE PROPERTY SHOP

26 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728

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'Bide A Wee' is a superbly presented five-bedroom detached family home, offering highly flexible living spaces ideal for modern family life. Positioned in an elevated setting on the western edge of Lostwithiel, the property enjoys commanding views over the historic town, yet remains just a short walk to the centre.

Internally, the property has been significantly improved, boasting stylish, contemporary finishes throughout. The well-planned accommodation comprises an entrance porch leading into a welcoming hallway, a spacious lounge with access to the side porch, and a stunning open-plan kitchen/diner complete with a central island and high-quality integrated appliances. From the kitchen, sliding patio doors open onto the sunny rear deck — perfect for entertaining.

The ground floor also features three bedrooms, a modern family bathroom, a cloakroom, a separate utility room, a handy store room, and a versatile study/hobby room.

Upstairs, there are two generous double bedrooms, both benefiting from Velux windows and the principal bedroom enjoying French doors with a Juliet balcony and glorious town views. A luxurious second bathroom with a freestanding bath and separate shower completes the first-floor accommodation.



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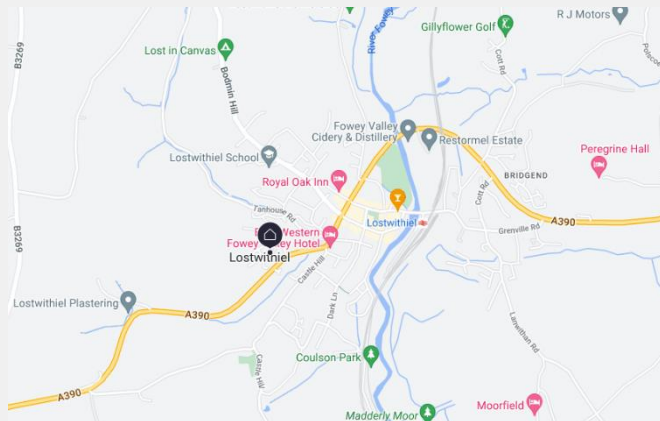


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## KEY FEATURES

Family Home with Spacious Accommodation  
Refurbished And Extended by The Current  
Owners to a High Specification  
Elevated Position with Superb Views Over  
Lostwithiel  
Off Road Parking  
Workshop, Garden Store & Shed  
Private South Facing Rear Garden with Large  
Sun Deck & Patio  
No Chain



Local Authority: Cornwall Council

Council Band: B

Tenure: Freehold

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## Services

Heating – Mains Gas Central Heating

Water – Mains

Sewerage – Mains

## Schools

- Lostwithiel School 0.2 miles
- St Winnow CofE School 1.0 miles
- Lanlivery Primary Academy 1.3 miles
- Red Moor School 1.4 miles

## Transport links

- Lostwithiel Station 0.4 miles
- Bodmin Parkway Station 2.8 miles
- Luxulyan Station 3.4 miles

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**Outside:** To the front of the property is an open driveway with ample parking and a workshop. There is pedestrian access to the side of the property leading to the principal garden at the rear. This delightful south facing garden offers a good degree of privacy, boasting a large sun deck, patio and lawn with flowerbed borders and raised beds. Adjoining the side of the property is a covered area which is predominantly used for drying clothes. The bottom end of the garden includes a garden store and shed.

Ground Floor



1st Floor



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All sizes and Dimensions are approximate. Actual may vary.

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