

FLAT 6
THE OLD CARRIAGE WORKS



Brunel Quays, Lostwithiel,
PL22 0EN Price: £255,000



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


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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Recently reduced and offered chain-free, this beautifully presented two-bedroom loft-style duplex apartment is set within the highly sought-after Grade II listed Brunel Quays waterside development and seamlessly combines striking period features with contemporary style.

Showcasing exposed stone walls, original stripped wooden flooring, and impressive high ceilings, the property offers a unique combination of heritage charm and contemporary comfort. Expansive windows invite an abundance of natural light while providing delightful views over the river—creating a bright and welcoming living environment. Whether you're searching for a charming main residence, a stylish second home, or a proven investment, this property is sure to appeal.

Accessed via a shared entrance adjacent to a private dental practice, the apartment is set on the first floor and arranged over two levels. The lower floor features a generous open-plan living space, complete with a sleek modern kitchen, a cosy lounge framed by exposed brick and beams, and a convenient WC.

Upstairs, two well-proportioned bedrooms offer peaceful retreats, each complemented by a high-specification contemporary bathroom—ideal for both owners and visiting guests. Additional benefits include gas central heating and an allocated parking space, offering comfort and ease of living.

Just a short stroll from Lostwithiel's vibrant town centre—with its selection of independent shops, cafes, and strong transport links—this property enjoys a fantastic location. The current owners have successfully run the apartment as a holiday let, generating a gross income of £13,913 in 2023/24 and £14,283 in 2022/23, underscoring its excellent investment potential.

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KEY FEATURES

Chain Free
Stunning Loft-Style Duplex
Located In Grade II Listed Brunel Quays
Two Spacious Bedrooms
River Views
Characterful Features
Modern Kitchen
Two Contemporary Bathrooms
Gas Central Heating
Allocated Parking Space
Sought-After Location

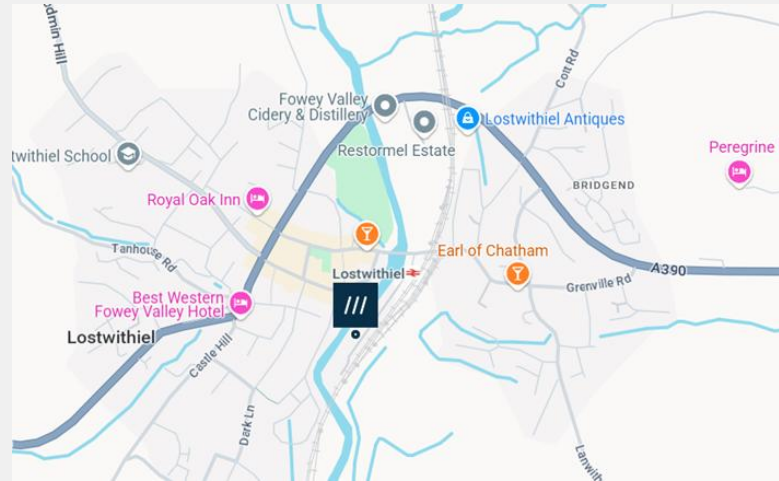
Local Authority – Cornwall Council

Council Band - TBC

Tenure: Leasehold

999 years from 2010, including a share
of the freehold

Service charge is £1740.



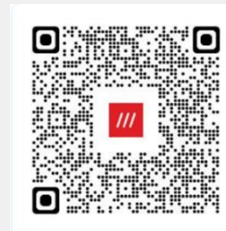
what3words////- skewing.guardian.strongman

SERVICES

HEATING – GAS CENTRAL HEATING

WATER – MAINS

SEWERAGE - MAINS



SCHOOLS

- Luxulyan School 3.4 miles
- Bugle School 5.5 miles
- Roche Community Primary School 7.1 miles

TRANSPORT LINKS

- Lostwithiel School 0.4 miles
- St Winnow CofE School 0.7 miles
- Lanlivery Primary Academy 1.6 miles

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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