

SILVERLAKE COTTAGE



3



2



2

Lostwithiel, PL22 0JP

Price: £415,000



5 Trafalgar Square, Fowey,
PL23 1AZ
01726 217 888


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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Silverlake Cottage is a delightful traditional stone and slate cottage, conveniently located on the outskirts of Lostwithiel town centre in a level setting.

Recently modernised and upgraded to an exceptional standard, the property seamlessly blends contemporary comforts with its original charm, featuring characterful fireplaces and beamed ceilings.

The ground floor features a spacious living room, a downstairs bathroom, and two kitchens. One of the kitchens is currently used for professional purposes but could be converted into a dining room or adapted for a dual living setup.

The first floor, which is accessed via two separate staircases, enhancing the potential for dual living, comprises two well-presented double bedrooms, an office (which could be used as a third bedroom), and a bathroom.

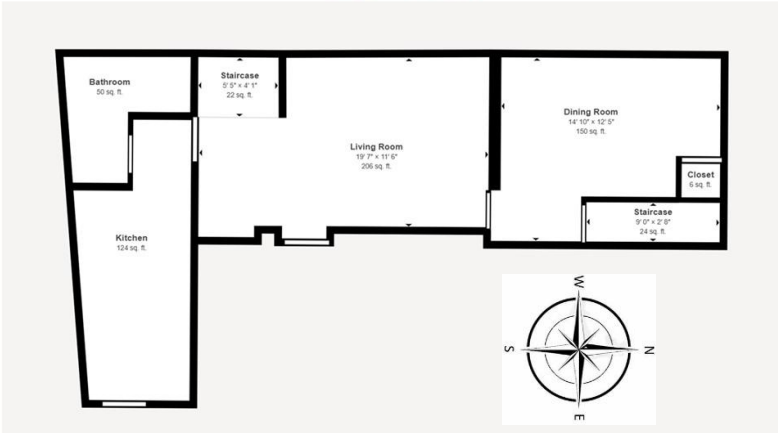
Outside, the property boasts a low-maintenance garden with slate slab pathways and decorative gravel. The property benefits from efficient air source pump heating alongside solar panels which boasts great energy efficiency.

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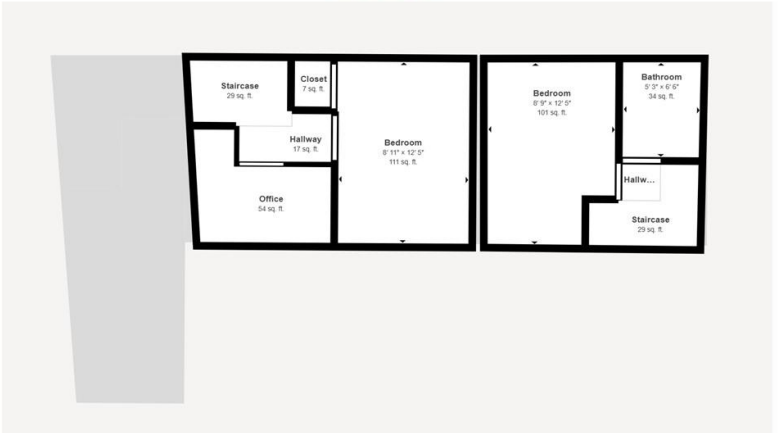
Ground Floor



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All sizes and Dimensions are approximate. Actual may vary.

First Floor



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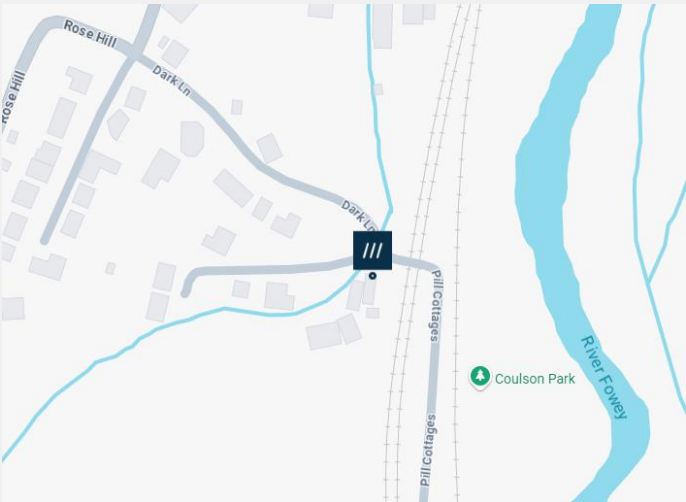


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KEY FEATURES

- Spacious Living Room
- Recently Updated Kitchen
- Three Bedrooms
- Downstairs Shower Room
- Upstairs Family Bathroom
- Low Maintenance Garden
- Opportunity for Dual Living
- Solar Panels
- Brand New Insulation



What3words: ///scrap.superhero.flicks



LOCAL AUTHORITY: Cornwall Council
COUNCIL BAND: D
TENURE: Freehold

SERVICES:

- Heating - Air Source Heat Pump
- Water - Mains
- Drainage - Mains

SCHOOLS:

- Lostwithiel Primary School
- St. Winnow C of E School
- Fowey River Academy
- Bodmin College

TRANSPORT LINKS:

Located in Lostwithiel town centre
Lostwithiel Railway Station just a short walk

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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