

HARMOUNIGH



3



2



1

Grenville Road,
Lostwithiel, PL22 0EP

Guide Price: £325,000



£325,000



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


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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Welcome to Harmounigh, a chain free charming three-bedroom end-terrace home perfectly positioned in the sought-after town of Lostwithiel. Offering convenient parking at the front & a side gate with leads you to a sunny and private rear courtyard.

Step inside to a spacious living room with attractive wood flooring, creating a warm and inviting atmosphere. Adjacent to this is a cosy dining area, which leads to a bright and compact kitchen offering direct access to the rear courtyard.

Upstairs, the property boasts a well-appointed shower room complete with a built-in airing cupboard for added convenience. The large principal bedroom benefits from built-in wardrobes, & the two additional smaller bedrooms provide versatile options, whether you need extra sleeping quarters, a home office, or a hobby room.

Harmounigh combines comfortable living with low-maintenance outdoor space in a desirable location. Conveniently located on Grenville Road, the property is just a short, level walk to Lostwithiel's charming town centre, with its array of local shops, cafes, and amenities, and within easy reach of the train station, offering direct connections to London Paddington, Penzance, and beyond.

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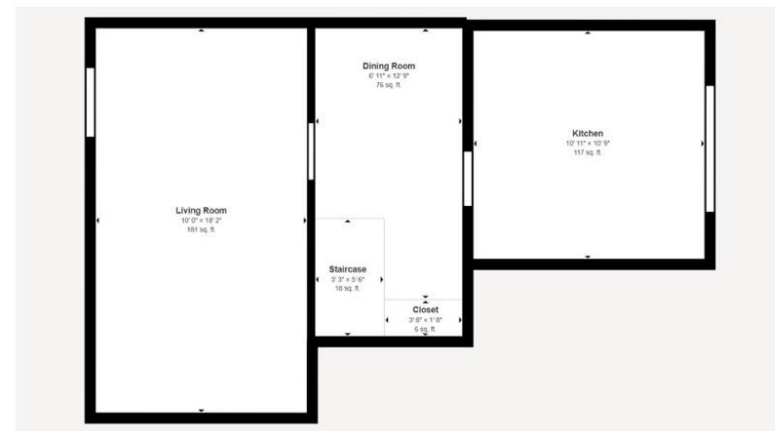
First Floor



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All sizes and Dimensions are approximate. Actual may vary.

Ground Floor



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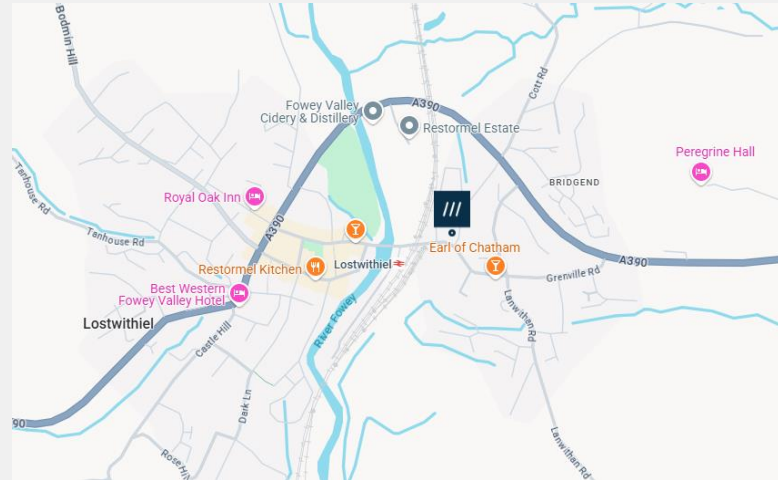
KEY FEATURES

- Chain Free
- Rooftop Solar Panels
- Three-Bedroom End-Terrace Home
- Off-Road Parking at The Front
- Sunny Rear Courtyard with Side Access
- Spacious Living Room with Wood Flooring
- Bright Kitchen with Courtyard Access
- Shower Room with Built-In Airing Cupboard
- Main Bedroom with Mirrored Wardrobes
- Short Level Walking Distance to Lostwithiel

Local Authority – Cornwall Council

Council Band - B

Tenure - Freehold



[what3words////- truly.overlaid.loyal](#)

SERVICES

HEATING – GAS

WATER – MAINS

SEWERAGE - MAINS



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SCHOOLS

- Lostwithiel School 1 Mile
- Red Moor School 2.9 Miles
- Lanlivery Primary Academy 2.9 Miles

TRANSPORT LINKS

- Lostwithiel Railway Station 1-minute walk
- Short drive to join the A30
- Bus stop 1 minute walk

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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