

MARROK HOUSE



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Lostwithiel, PL22 0BE

Offers Excess Of £550,000



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


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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Situated on the outskirts of Lostwithiel town centre, this beautifully presented three/four-bedroom detached home seamlessly combines modern comfort with traditional charm. Nestled in one of Cornwall's most historic and picturesque towns, this property is not to be missed.

The ground floor is thoughtfully designed with both comfort and convenience in mind. It features a generous living room and a separate dining room, both providing the ideal setting for family gatherings or entertaining guests. The recently modernised kitchen is a standout, offering ample cupboard and storage while blending style with practicality. Beautifully maintained wooden beams and natural brick walls create feature areas throughout the house.

Accessible from the kitchen, as well as the front and rear gardens, the garage and utility room offer practical storage solutions. Stairs in the utility lead to a large room, currently used as an office/study, which could easily be converted into a fourth bedroom due to the generous size.

On the upper floor, you'll find three well-proportioned bedrooms, each offering its own place for relaxation and privacy. Two of the bedrooms share a well-appointed family bathroom, while the master bedroom boasts the luxury of an en-suite shower room, ensuring added convenience and a private retreat.

The large garden and patio area offer a delightful area to relax and enjoy the warmth of the Cornish sun, providing a peaceful retreat. It also serves as a fantastic setting for entertaining guests and hosting gatherings in a charming outdoor atmosphere.



Ground Floor



First Floor



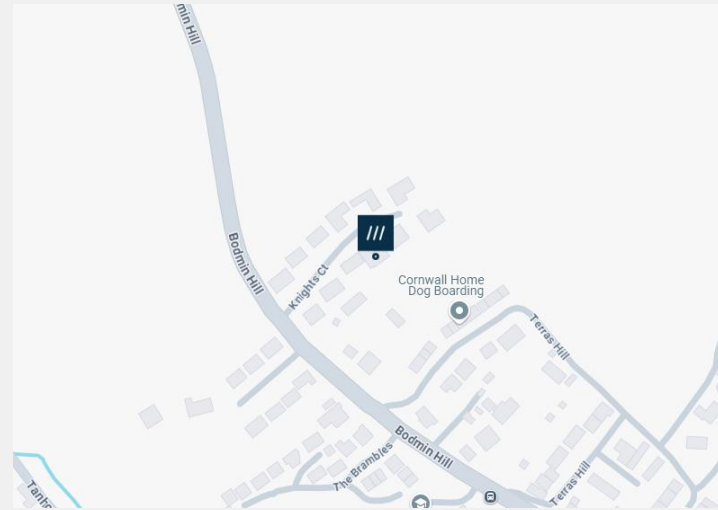
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what3words: ///dockers.quickly.grape



KEY FEATURES

- Original Character features
- Grand Stone Fireplace
- Large Living Room
- Spacious Dining Room
- Recently Modernised Kitchen
- Four Double Bedrooms, one of which is currently used as a study/office
- En-Suite shower room in the Master Bedroom
- Family Shower Room
- Utility Room
- Garage
- Downstairs WC
- Well Maintained Garden

LOCAL AUTHORITY: Cornwall Council

COUNCIL BAND: F

TENURE: Freehold

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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

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

SERVICES:

Heating – Gas central heating

Water – Mains

Sewerage – Mains

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