

MARROK HOUSE



Lostwithiel, PL22 0BE

Offers Excess Of £550,000



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£550,000

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


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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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—ideal for family gatherings or entertaining guests. The recently modernised kitchen is a standout, offering ample cupboard and storage space while blending contemporary style with practicality. Beautifully maintained wooden beams and exposed brickwork provide characterful touches throughout the home.

Accessible from the kitchen, as well as from the front and rear gardens, the garage and utility room add useful storage solutions. A staircase in the utility leads to a large room currently used as an office/study, which could easily be adapted into a fourth bedroom thanks to its generous size.

Upstairs, you'll find three well-proportioned bedrooms. Two share a well-appointed family bathroom, while the master enjoys the added luxury of an en-suite shower room, offering privacy and comfort.

Externally, the property features a spacious patio area with a couple of steps leading up to a raised dining area and a charming summerhouse—perfect for outdoor entertaining or relaxing in the sun. Beyond this, steep, narrow steps lead into a beautifully tiered landscaped garden with stone walling, a water feature, and a second shed positioned on a grassed area. Designed to be low maintenance, the garden offers an attractive and tranquil setting.

Ground Floor



First Floor



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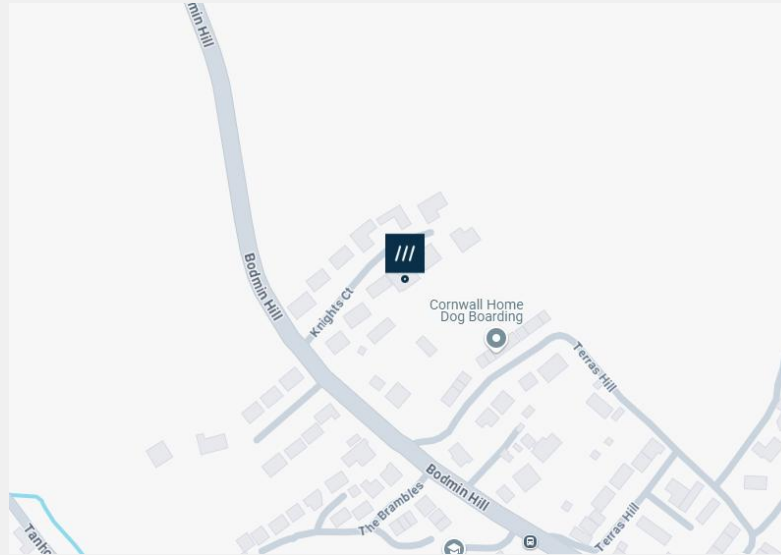
KEY FEATURES

- 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



what3words: ///dockers.quickly.grape



SERVICES:

Heating – Gas central heating

Water – Mains

Sewerage – 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		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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