

5 GLYNN MEWS



3



1



2

Lostwithiel, PL22 0BG

Guide Price: £299,950



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


THE PROPERTY SHOP

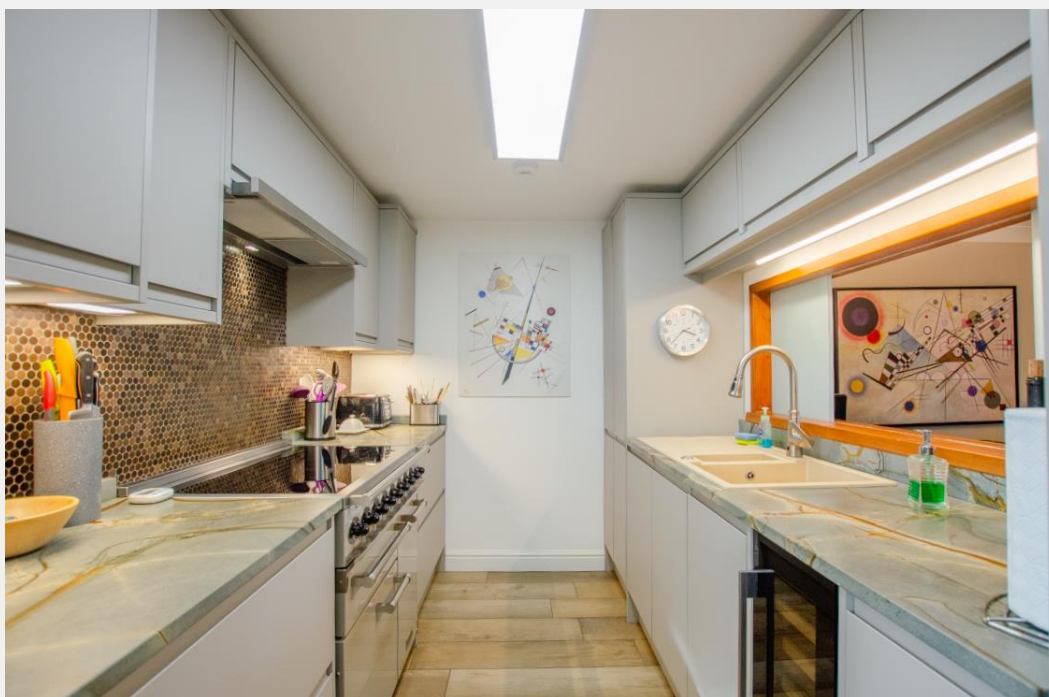
26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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Ideally situated in the heart of Lostwithiel, just a stone's throw from the town centre and a short walk to the river, this stunning property is not to be missed.

5 Glynn Mews boasts a beautifully updated ground floor, featuring a modern kitchen with ample counter and cupboard space, complemented by a stylish penny tile backsplash. Adjacent to the kitchen, the spacious living and dining area provides a welcoming space for entertaining, enhanced by a convenient sliding window connecting the two areas.

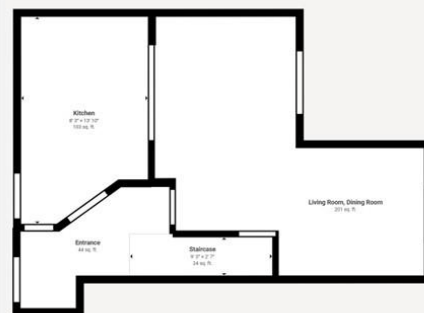
The first floor offers two generously sized double bedrooms, one of which is currently used as an office. This office space benefits from a walk-in closet and an en-suite shower room. Additionally, a utility room with WC facilities is located on this floor.

The second floor hosts a third bedroom, currently utilised as a dressing room and secondary office space. This versatile room also features an en-suite wet room complete with a bath.

The outside space features a quaint rear courtyard, accessible directly from the living and dining area through two sets of doors. While currently a blank canvas with paved flooring and enclosed by fencing for privacy, this area offers fantastic potential for transformation.



Ground Floor



First Floor



Second Floor



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KEY FEATURES

Town Central Location

Living/ Dining Room

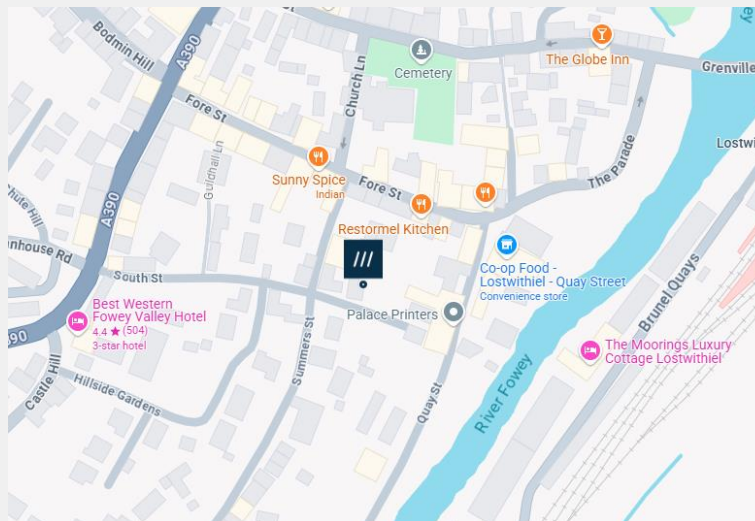
Modernised Kitchen

Three Double bedrooms (Two of which are currently utilised as a home offices/ wardrobe space)

Two En-suites

Utility Room/ WC

Rear Courtyard/ Patio



what3words: ///munch.finds.hoofs



LOCAL AUTHORITY: Cornwall Council

COUNCIL BAND: B

TENURE: Freehold

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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