

Hillcrest, 1 Carbes Lane,



2



2



2

Lostwithiel, PL22 0DF  
Guide Price: £350,000



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

  
THE PROPERTY SHOP

26 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728



Hillcrest, 1 Carbes Lane,



2



2



2

Lostwithiel, PL22 0DF  
Guide Price: £350,000



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

  
THE PROPERTY SHOP

26 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728

## Hillcrest, 1 Carbes Lane,



2



2



2

Lostwithiel, PL22 0DF  
Guide Price: £350,000



Hillcrest is a chain-free, well-presented detached two-bedroom bungalow with an additional attic room, offering a wonderful blend of space, convenience, and breathtaking views over Lostwithiel.

Ideally located within easy reach of the town centre, this delightful home features two double bedrooms, one of which benefits from an en-suite, along with a family bathroom. A standout feature is the spacious kitchen, which provides ample room for a dining table—perfect for entertaining or relaxed family meals. The living room is bright and airy, enjoying far-reaching views that enhance the sense of space. Additionally, an attic room offers extra flexibility, whether as storage, an occasional bedroom, a hobby area, or a home office.

Outside, the property boasts a large, sunny garden with spectacular views over Lostwithiel. A decking area wraps around the rear, creating an ideal space to soak in the scenery. The garden is thoughtfully designed with beautifully maintained plants, offering a peaceful and private retreat. Further benefits include a garage with solar panels installed, a summerhouse, both with electricity connected, as well as a greenhouse, perfect for gardening enthusiasts. Off-street parking for two cars, in addition to the garage, provides ample space for residents and visitors alike.

Immaculately maintained and ready to move into, Hillcrest presents a fantastic opportunity for those seeking bungalow living in a desirable location. Early viewing is highly recommended!

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



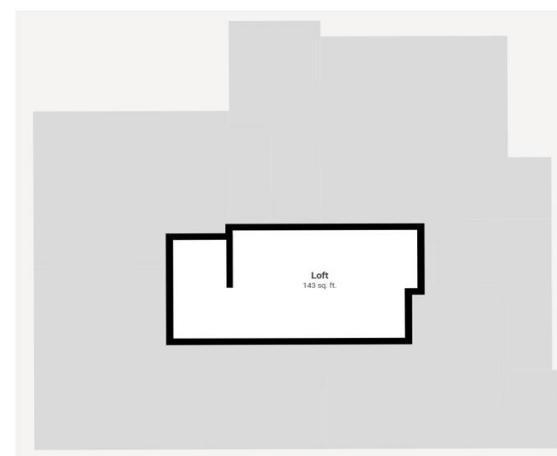
THE PROPERTY SHOP



THE PROPERTY SHOP

All sizes and Dimensions are approximate. Actual may vary.

### LOFT SPACE



THE PROPERTY SHOP

All sizes and Dimensions are approximate. Actual may vary.

26 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728

Hillcrest, 1 Carbes Lane,



Lostwithiel, PL22 0DF  
Guide Price: £350,000



## KEY FEATURES

Chain Free

Detached Two-Bedroom Bungalow

Stunning Views Over Lostwithiel

Large, Well-Maintained Sunny Rear Garden

Spacious Kitchen/Dining Room

Bright Living Room With Far-Reaching Views

Two Double Bedrooms, One With An En-Suite

Additional Attic Room

Family Bathroom

Garage With Solar Panels & Electricity

Summerhouse With Electricity

Greenhouse

Driveway Parking For Two Cars

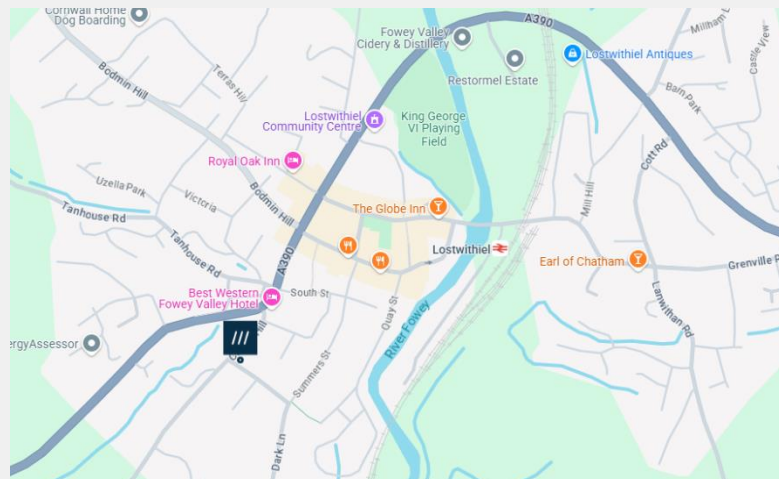
Short Distance To The Town Centre

Local Authority – Cornwall Council

Council Band - B

Tenure – Freehold

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



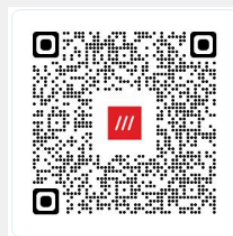
what3words////- jugs.plausible.ponies

## SERVICES

HEATING – GAS

WATER – MAINS

SEWERAGE - MAINS



Agents Note: Non-Standard Construction,  
Please Contact Us For More Details

  
THE PROPERTY SHOP

## SCHOOLS

- Lostwithiel School 0.4 miles
- St Winnow CofE School 0.8 miles
- Lanlivery Primary Academy 1.6 miles

## TRANSPORT LINKS

- Lostwithiel Station 0.2 miles
- Short drive to join the A30
- Short walk to Bus stop

## AWAITING EPC

26 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728



Hillcrest, 1 Carbes Lane,



2



2



2

Lostwithiel, PL22 0DF  
Guide Price: £350,000



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

  
THE PROPERTY SHOP

26 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728



Hillcrest, 1 Carbes Lane,



2



2



2

Lostwithiel, PL22 0DF  
Guide Price: £350,000



40-40 Fore Street, Bodmin,  
PL31 2HL  
01208 74182

  
THE PROPERTY SHOP

28 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728