

KITSHAVEN



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Lostwithiel, PL22 0DQ

Guide Price: £500,000



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


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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As charming as its surroundings, Kitshaven is not to be missed! Located in the picturesque town of Lostwithiel this property benefits from stunning elevated views, characteristic features and a spacious garden.

Upon entering the property, you're greeted by a generous hallway that effortlessly connects to the various rooms throughout the home. To your right, you'll find a well-proportioned kitchen and a large living room—both bright and inviting, with direct access to the rear garden for a seamless indoor-outdoor feel. Just off the living room sits a charming dining room full of character, ideal for hosting or quiet family meals. A conveniently located WC is also positioned nearby, adding a practical touch to this thoughtful layout.

To the left of the property, a well-appointed bathroom and a spacious utility room sit alongside three comfortable double bedrooms, each offering plenty of space for rest and relaxation. All bedrooms are enhanced by large windows that invite an abundance of natural light, creating bright and airy spaces throughout.

Outside, the property boasts a generous garden, accessed from the ground floor via an elevated patio/balcony—perfect for outdoor dining or morning coffee. A short flight of steps leads down to a level, lawned garden area, ideal for relaxing or entertaining.

Accessible from the garden, the annex offers excellent additional accommodation, comprising a spacious living area, a comfortable double bedroom, and a shower room—perfect for guests, extended family, or even as a private workspace.



Ground Floor



THE PROPERTY SHOP

Annex



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KEY FEATURES

Stunning Views

One Bedroom Annex

Large Living Room

Characteristic Dining Room

Spacious Kitchen

Utility Room

Three Large Bedrooms in the main house

Family Bathroom

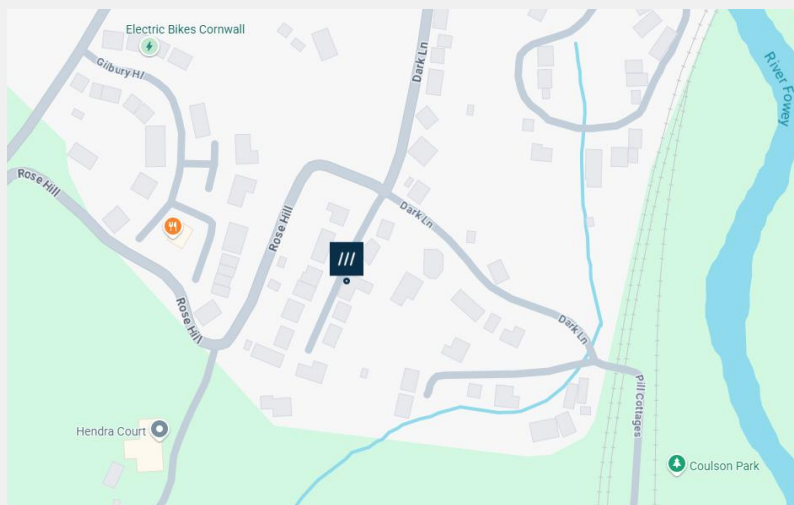
Well Maintained Level Garden

Driveway Parking

LOCAL AUTHORITY: Cornwall Council

COUNCIL BAND: E

TENURE: Freehold



what3words: ///empires.node.renovated



SERVICES:

Heating – Mains

Water – Mains

Sewerage – Mains

SCHOOLS:

Lostwithiel Primary School

St. Winnow C of E School

Fowey River Academy

Bodmin College

TRANSPORT LINKS:

Located a short walk from Lostwithiel town centre

Lostwithiel Railway Station within walking distance

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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