

7 NORTH STREET



4



1



2

Lostwithiel, PL22 0EG

Guide Price: £375,000



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


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

7 NORTH STREET



4



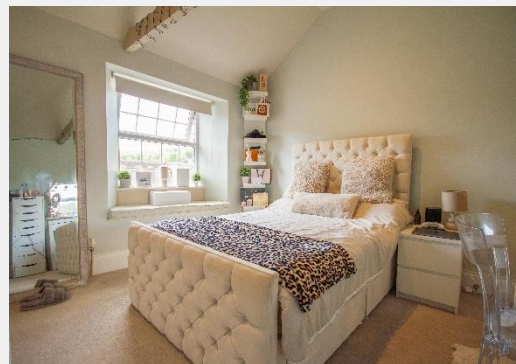
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Located in the highly desired town of Lostwithiel, just a stone's throw from the river's edge and local amenities, this beautifully presented four-bedroom property is not to be missed.

As you step into the home, a bright and spacious living room welcomes you on the right, offering a warm and inviting area to relax. To the left, you'll find a generously sized kitchen and dining space, perfect for both everyday living and entertaining guests. The kitchen also provides direct access to the charming rear garden, creating an easy flow for indoor-outdoor living. Positioned between the two main rooms, a staircase leads up to the first floor, seamlessly connecting the properties living areas.

The first floor of the property presents a thoughtfully designed layout, featuring a spacious double bedroom complete with a walk-in wardrobe, providing ample storage space and a touch of luxury. Adjacent to this is a well-proportioned single bedroom, currently arranged as a functional and comfortable home office, ideal for remote working or study. Serving this floor is a stylish family bathroom with sleek modern fittings, offering both a bath and separate shower.

Ascending to the second floor, the accommodation continues to impress with two generously sized double bedrooms, both benefiting from an abundance of natural light. One of these bedrooms enjoys the added advantage of en-suite shower facilities, creating a perfect retreat for guests or family members seeking additional privacy.

Outside, the property features a beautiful, low-maintenance garden and a purpose-built storage area with plumbing and electricity, this space also offers access to the garden from the rear.



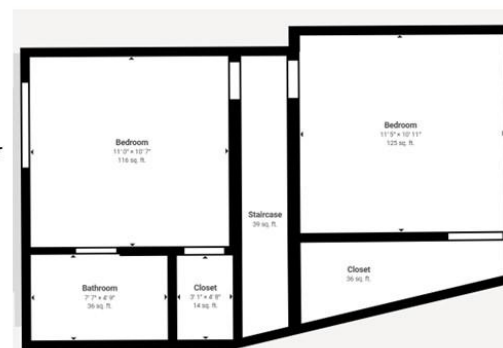
Ground Floor



First Floor



Second Floor



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*Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate.

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KEY FEATURES

Desirable Town Centre Location

Large Kitchen/Dining Room

Spacious Living Room

Three Double Bedrooms, one of which benefits from en-suite facilities.

One single bedroom, currently arranged as a comfortable home office/study.

Modern Family Bathroom

Characteristic Features

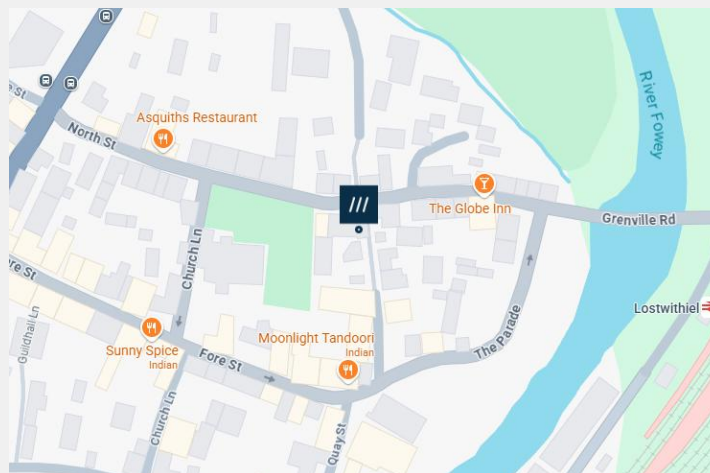
Low Maintenance Rear Garden

Outbuilding/ Utility Room

LOCAL AUTHORITY: Cornwall Council

COUNCIL BAND: C

TENURE: Freehold



what3words: ///boomers.landlords.expired



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 in Lostwithiel town centre

Lostwithiel Railway Station just a short walk

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 75 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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