

HOLMSDALE



Tanhouse Road,
Lostwithiel, PL22 0DL
Price: £390,000



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


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

HOLMSDALE

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Situated just a short stroll from the heart of town, this beautifully presented three-bedroom detached Edwardian home offers generous space, stylish modern touches, & an abundance of period charm throughout.

Step inside to discover spacious and characterful reception rooms, including a welcoming lounge and separate dining room, alongside a sleek, contemporary kitchen. The accommodation continues upstairs with three substantial bedrooms—one benefiting from an en-suite shower room and a well-appointed family bathroom. Period features such as sash windows are paired with the comfort of gas-fired central heating.

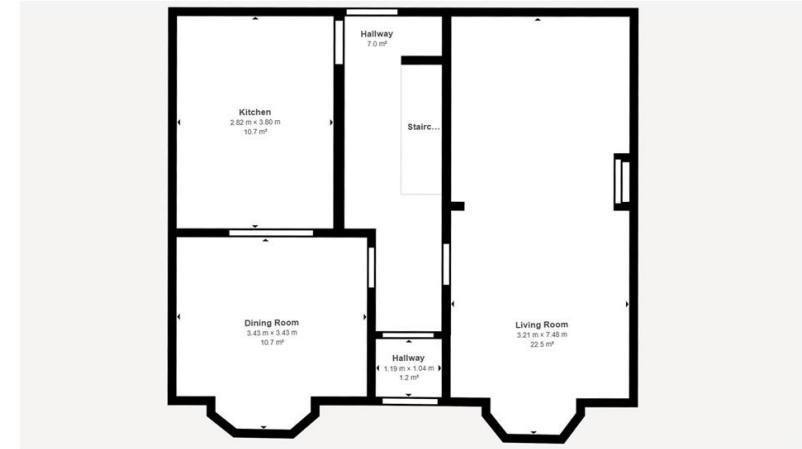
Outside, the property continues to impress. The elevated frontage is mostly laid to chippings, while to the rear, a secluded patio area leads up to a superb, tiered south-facing garden—landscaped with lawn, stone flower beds, and a decked seating area offering far-reaching elevated views. A practical shed with power and lighting complete this wonderful outside space.

An exceptional opportunity to acquire a substantial character home in a highly convenient location—perfect for those seeking space, charm, and easy access to town amenities.

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Floor One



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All sizes and Dimensions are approximate. Actual may vary.



Floor Two



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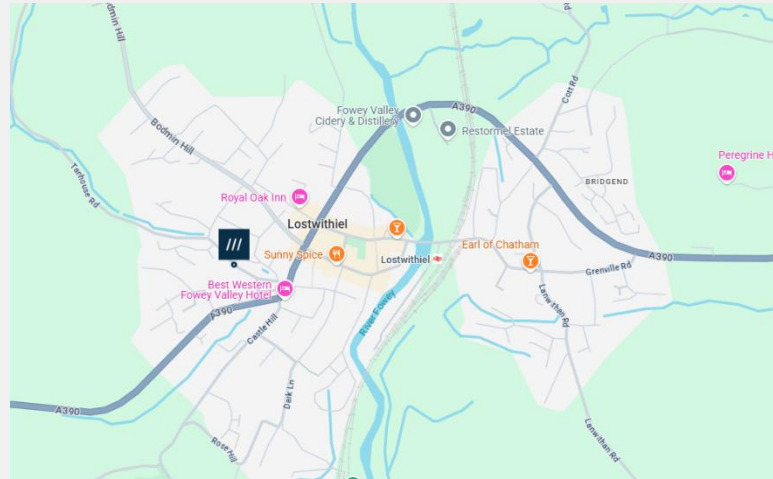
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KEY FEATURES

- Stunning Detached Edwardian Home
- Three Spacious Bedrooms
- En-Suite Shower Room & Family Bathroom
- Beautifully Presented Throughout
- Original Character Features
- Two Generous Reception Rooms
- Modern Fitted Kitchen
- Original Sash Windows
- Elevated South-Facing Rear Garden
- Landscaped, Tiered Garden With Lawn, Decking Area & Stone Flower Beds
- Shed With Power And Lighting
- Short Walk To Town Centre

- Local Authority – Cornwall Council
- Council Band - C
- Tenure – Freehold



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SERVICES

HEATING – GAS CENTRAL HEATING

WATER – MAINS

SEWERAGE - MAINS



SCHOOLS

- Lostwithiel School 0.1 miles
- St Winnow CofE School 0.9 miles
- Lanlivery Primary Academy 1.4 miles

TRANSPORT LINKS

- Lostwithiel Station 0.3 miles
- Short drive to join the A30
- Short walk to Bus stop

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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