

9 REEDS PARK



4



2



2

Lostwithiel, PL22 0HF  
Price: £560,000



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

  
THE PROPERTY SHOP

26 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728



## 9 REEDS PARK



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Set within a peaceful cul-de-sac on the eastern side of Lostwithiel, this beautifully presented detached split-level bungalow offers an ideal backdrop for family life and is full of potential. With sweeping views over the town and surrounding countryside, it's a home with space, flexibility, and room to grow.

The open-plan kitchen and dining area offers a spacious and practical layout, complemented by four well-proportioned bedrooms and two bathrooms, comfortably accommodating both family and guests.

The property benefits from both front and rear gardens. The front garden includes a sloped entrance from the driveway, with steps leading up to the house. At the rear, the enclosed garden enjoys a sunny aspect and features lawned areas, a raised decked terrace with built-in storage, and a powered timber summerhouse.

Downstairs, a large double garage with an electric roller door can be accessed internally via the utility room.

Lostwithiel is a town full of character, known for its strong sense of community, independent shops, welcoming cafés, and year-round events. With excellent schools, local amenities, and a mainline railway station nearby, it's a superb setting for growing families looking for both connection and countryside.

A versatile home with plenty of potential, in a location you'll love to call your own.



 THE PROPERTY SHOP



Lower Ground Floor



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## KEY FEATURES

Beautifully Appointed Split-Level Bungalow

Four Bedrooms

Spacious Lounge With Elevated Views

Open-Plan Kitchen/Diner

Family Bathroom And Shower Room

Stonework Fireplace

Gas-Fired Central Heating

Double Glazing

Utility Area

Double Garage

Decked Terrace With Storage

Summerhouse With Electricity

Superb Gardens With Views Over Lostwithiel & Beyond

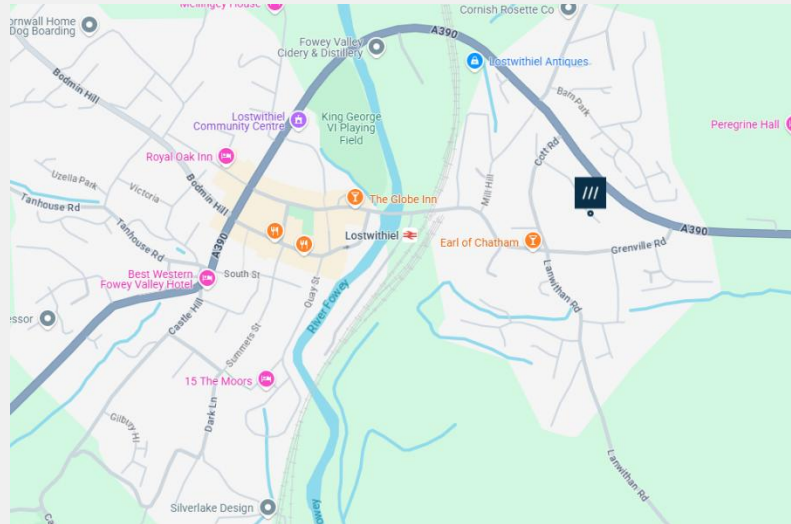
Ample Parking On Driveway

Popular Cul-De-Sac Location

LOCAL AUTHORITY: Cornwall Council

COUNCIL BAND: E

TENURE: Freehold



what3words: ///skidding.bedrooms/lofts



## SERVICES:

Heating – Mains Gas

Water – Mains

Sewerage – Mains

## SCHOOLS:

Lostwithiel Primary School

St. Winnow C of E School

Fowey River Academy

Bodmin College

## TRANSPORT LINKS:

Lostwithiel Railway Station just a short walk

Short drive to join the A30

Short walk to Bus stop

## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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