

ROSEMONT COTTAGE



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Lostwithiel, PL22 0EF

Guide Price: £250,000



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


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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Rosemont Cottage is a charming three-bedroom home that combines character with practicality, offering generous living spaces and plenty of built-in storage throughout.

The property opens with a welcoming porch, providing the ideal spot to store coats and shoes while keeping the spacious living room uncluttered. The living room itself is impressively large, perfect for family gatherings or quiet evenings in.

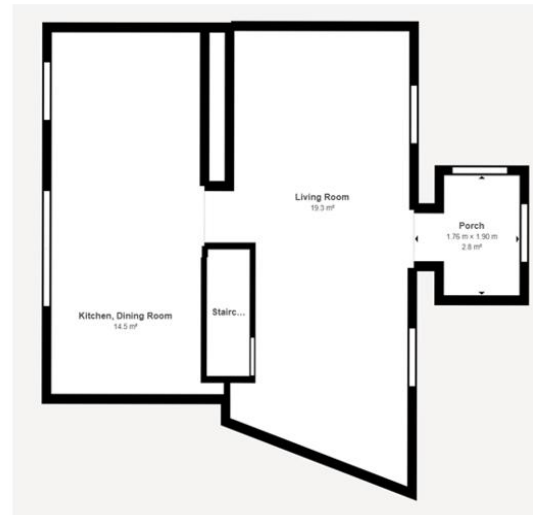
Leading through, the home boasts a well-proportioned kitchen with ample room for a dining table in the corner, creating a sociable and versatile space for everyday life. From here, a door opens out to a private courtyard, complete with an outside W/C and useful storage space.

Upstairs, the cottage offers three comfortable bedrooms and a large family bathroom. Generous built-in cupboards throughout the property add to its practicality, ensuring there's a place for everything.

Outside, the home benefits from a separate shed for additional storage and a private garden area — the perfect retreat for relaxing, gardening, or enjoying the outdoors.

Rosemont Cottage is a delightful home that balances charm and convenience, making it ideal for a wide range of buyers.

Ground Floor



First Floor



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KEY FEATURES

Desirable Town Centre Location

Three Bedrooms

Spacious Living Room

Enclosed Front Garden

Family Bathroom

Rear Courtyard with W/C

Gas Central Heating

Large Workshop Area

Level Walk to Local Amenities

Spacious Lounge Area

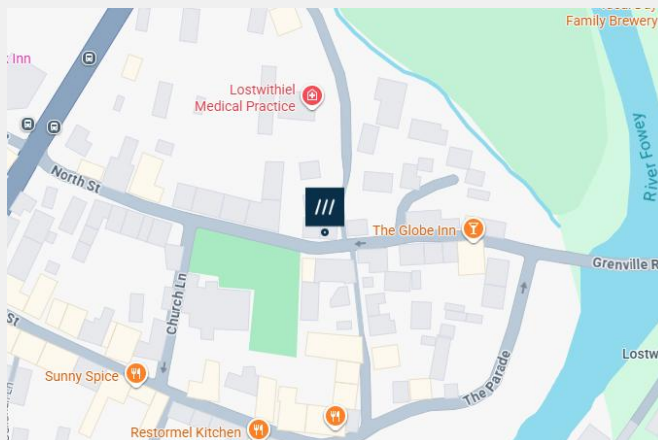
Double Glazing

EPC Rating E

LOCAL AUTHORITY: Cornwall Council

COUNCIL BAND: B

TENURE: Freehold



what3words: ///asked.handwriting.amuses



SERVICES:

Heating – Gas Mains

Water – Mains

Sewerage – Mains

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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		87 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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