

L O W E R T O W N

G U N W E N



THE PROPERTY SHOP





LOWERTOWN

PRICE

£385,000

Lowertown, PL30 5DU

FOR SALE

PROPERTY TYPE

 Detached

BEDROOMS

 3

BATHROOMS

 1

LOCATION

 Lowertown

EPC RATING

 G

- Three Bedroom Detached Character Property
- Living Room
- Dining Room
- Kitchen

- Pantry In The Kitchen
- Rayburn
- Extensive Rear Garden







Lowertown

Tucked away within the peaceful rural hamlet of Gunwen, Lowertown is a charming three-bedroom detached character home offering an increasingly rare opportunity to embrace a more relaxed pace of life in the Cornish countryside.

Full of warmth, character and potential, the property provides spacious and versatile accommodation ideally suited to family living, those seeking a countryside retreat, or purchasers looking to create a home tailored to their own tastes and lifestyle.

The accommodation is centred around a welcoming kitchen/breakfast room, complete with a traditional Rayburn which serves as both a practical feature and a focal point of the home. A useful pantry provides excellent additional storage, while a ground-floor WC adds everyday convenience.

The comfortable living room provides a warm and welcoming space to relax, while the adjoining dining room offers plenty of room for family meals and entertaining. From the dining room, a door leads through to a useful utility area, adding further practicality to the layout and providing valuable additional space for everyday household needs.

Upstairs, the property offers three generous double bedrooms together with a family bathroom and useful attic storage.

While the property would now benefit from a programme of updating and improvement in places, it offers purchasers an exciting opportunity to enhance and personalise a home of genuine character.

With its appealing blend of period charm, flexible accommodation and tremendous potential, Lowertown provides the perfect foundation for creating a wonderful long-term family home or countryside escape.



Lowertown

Externally, the property truly comes into its own. Set within approximately 2.16 acres of extensive grounds that include established gardens, a generous paddock and a variety of outbuildings, workshops and garden structures, Lowertown offers exciting opportunities for those looking to embrace a more rural lifestyle. Whether your interests lie in gardening, keeping animals, hobbies or simply enjoying the freedom that comes with owning a substantial parcel of land, the possibilities are extensive.

A former swimming pool enclosure and associated structures offer further scope for restoration or alternative uses, subject to any necessary consents, while a charming timber garden lodge provides a peaceful retreat, studio or hobby space.

To the front, ample off-road parking, a garage and attractive gardens further enhance the appeal of this unique home.





Schools: Bodmin College, Lostwithiel Primary School, St. Winnow C of E School, Fowey River Academy

Transport Links: 10 Minute drive to Bodmin town centre, bypass connection close-by easy access to main A roads.

Viewing: Strictly by appointment.

Directions: Sat Nav PL30 5DU

What3Words: ////comb.dancer.yours

Local authority: Cornwall Council

Tenure: Freehold

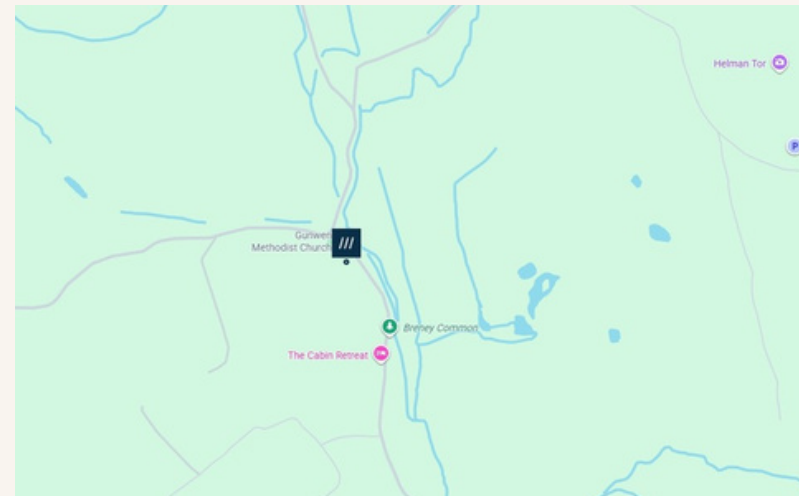
Services:

Heating – Boiler LPG / Ray Burn / Electric

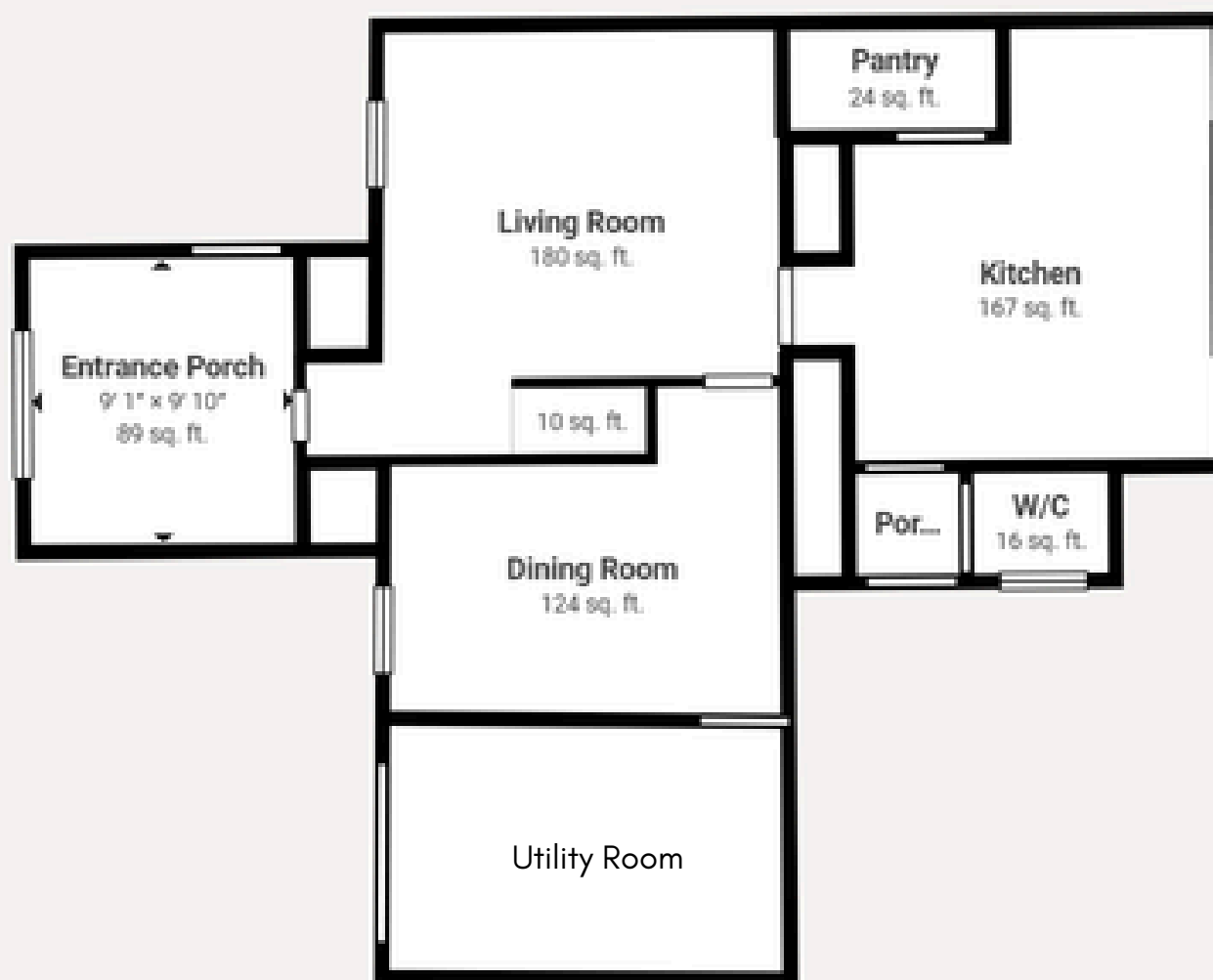
Electric – Mains

Water - Borehole

Sewerage- Septic Tank

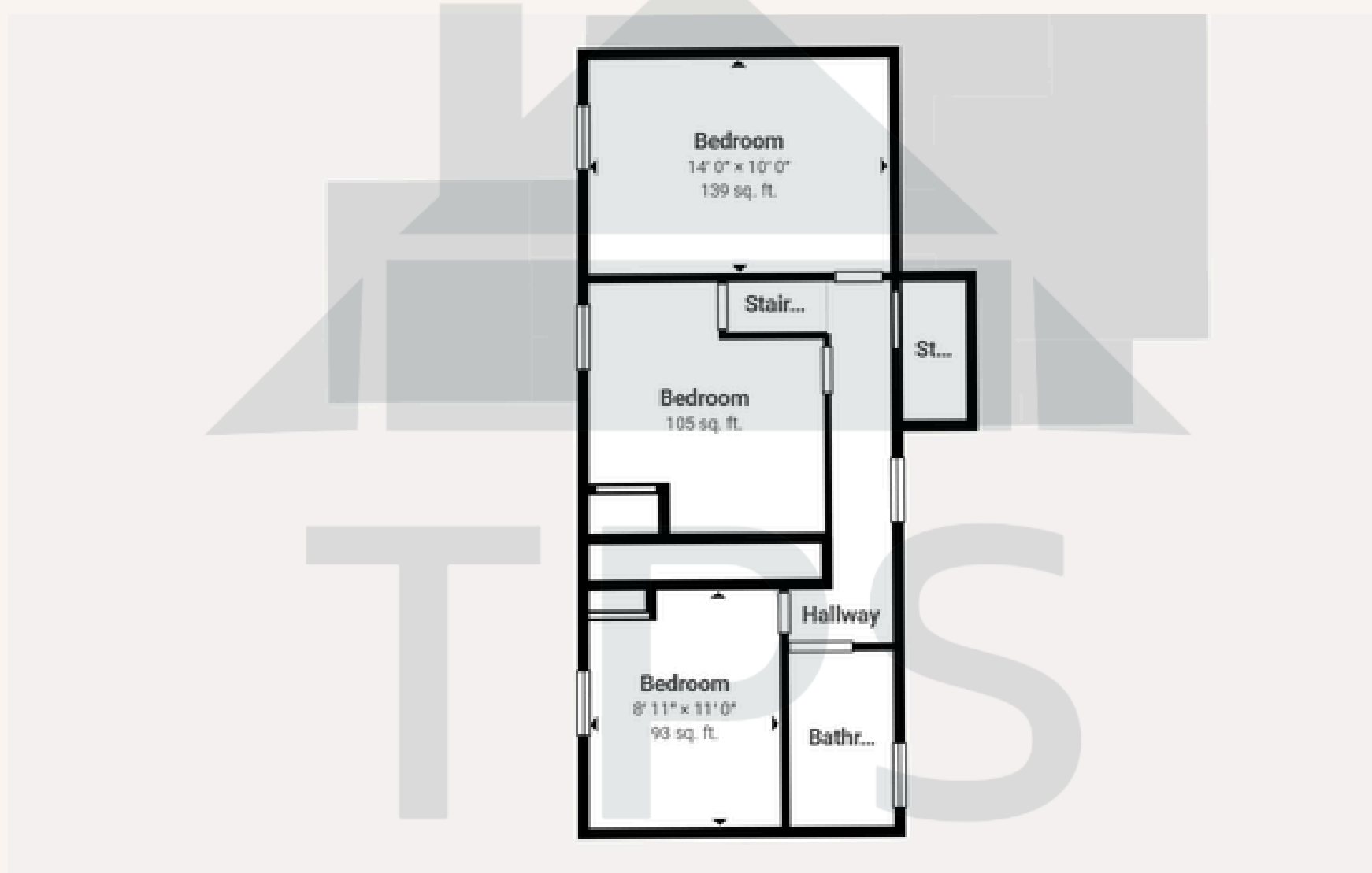


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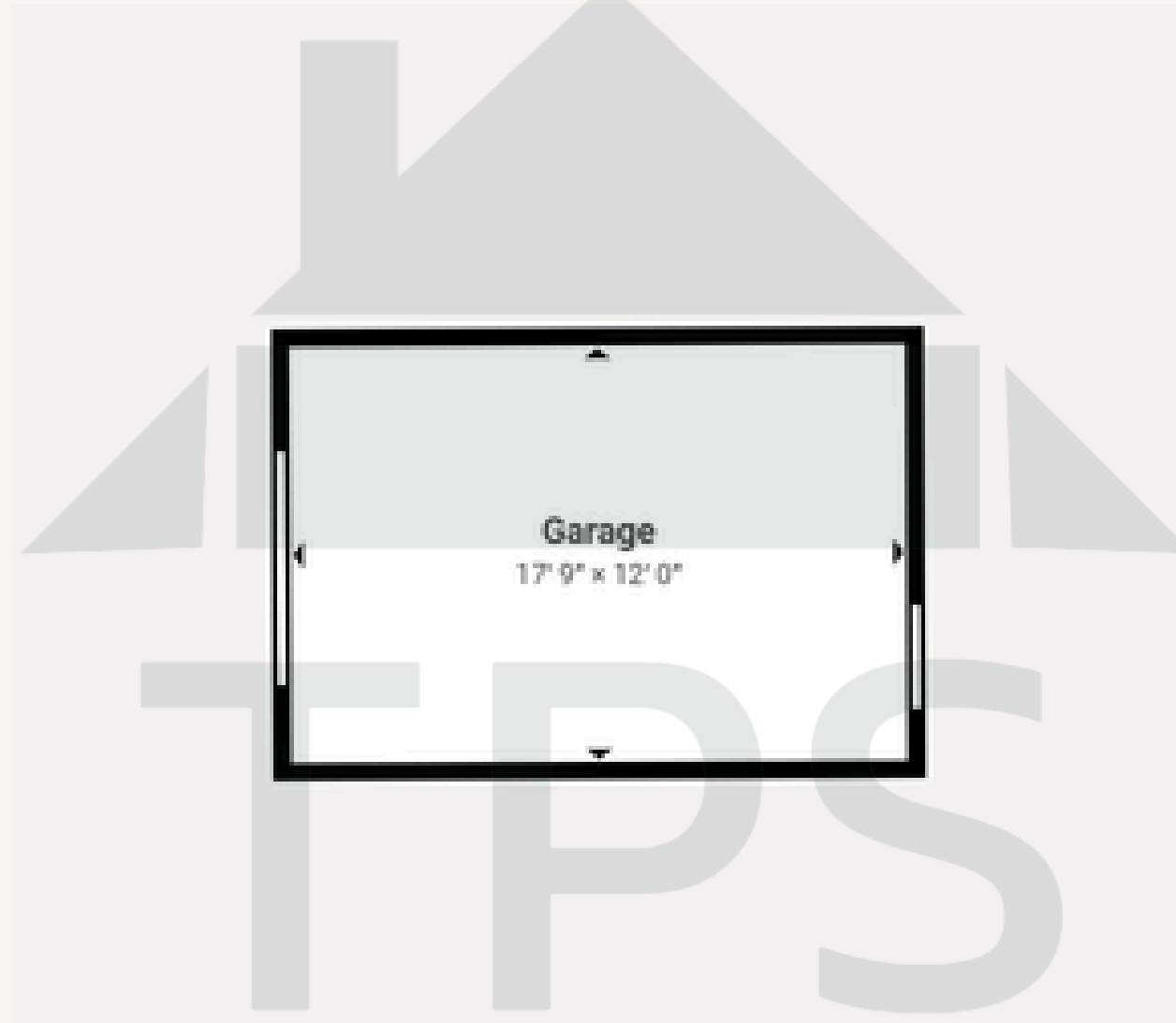
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

FIRST FLOOR

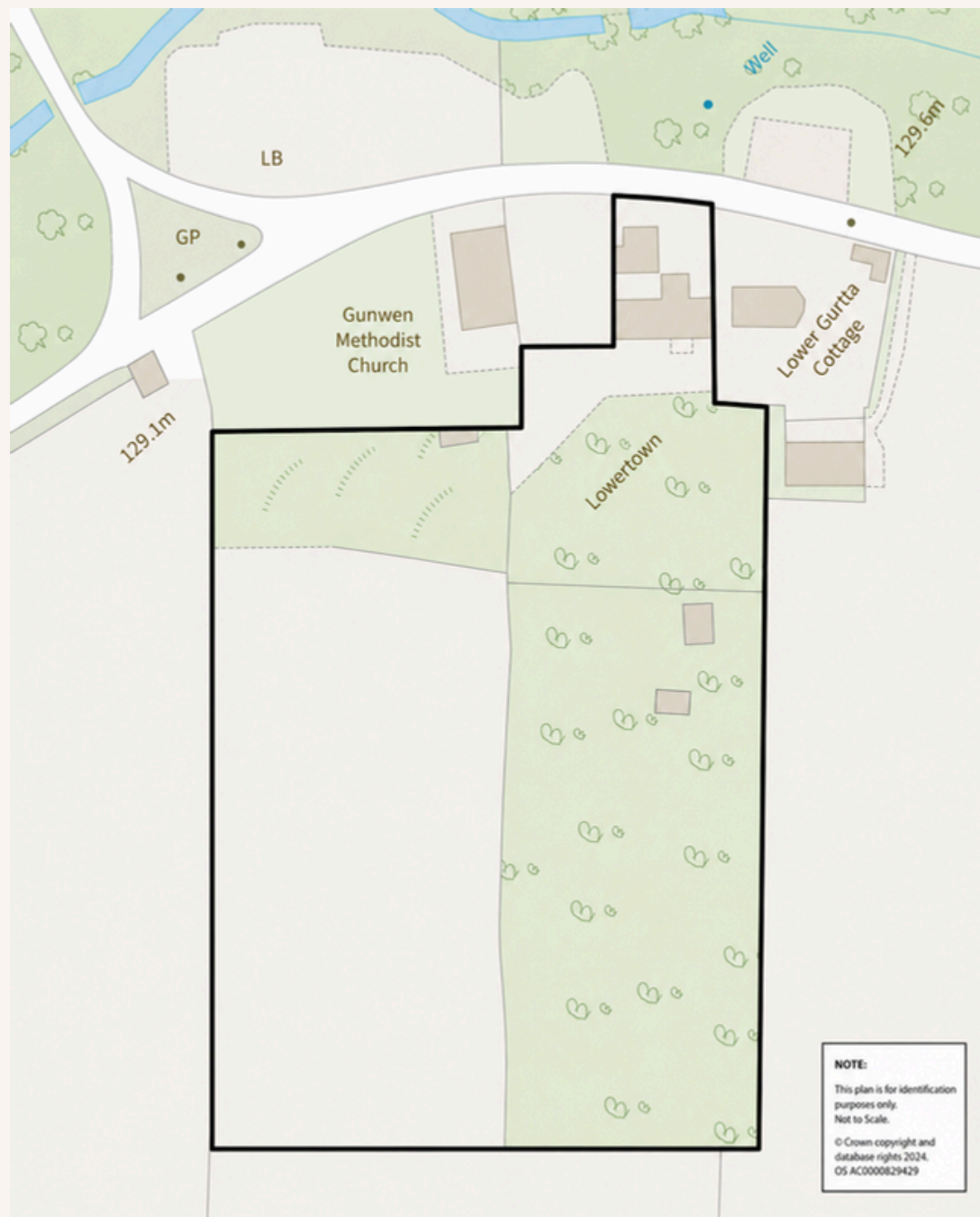


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GARAGE



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