

## **13 BRUNEL QUAYS, LOSTWITHIEL, PL22 0JB**



**An attractive four bedroom individual style house, boasting a stunning position on the banks of the River Fowey within the prestigious and sought-after development of Brunel Quays in the heart of the town.**

**Accommodation Comprises:- Hallway, cloakroom, lounge/diner, kitchen with integrated appliances, shower room, four bedrooms, bathroom, triple glazing, gas fired central heating, balcony, south facing patio garden, allocated parking space and car port.**

**£525,000**

## SITUATION

Brunel Quays is a prestigious and highly sought after development on the banks of the River Fowey and just a short level walk from the Tudor Bridge which crosses over to the town centre. Lostwithiel is steeped in history and renowned for its vibrant community, boasting a variety of independent shops, cafes, restaurants, public houses, professional services, dentist, and health centre. There is a main line train station on the Penzance to London line, a choice of two primary schools and a pre-school. Secondary schools are located at nearby Fowey (7 miles) and Bodmin (5 miles) respectively. A purpose-built community centre provides recreational and sporting facilities, located next to the King George V playing field.

## ACCOMMODATION (All sizes approximate):-

### GROUND FLOOR

#### Entrance

Part glazed front entrance door opening into:-

#### Hallway

Radiator. Telephone point. Stairs rising to first floor. Under stairs cupboard. Door to lounge/diner. Door to:-

#### Cloakroom

White low level W.C and wash hand basin. Extractor fan. Part tiled walls.

#### Lounge/Diner

20' 3" x 14' 4" (6.18m x 4.36m) A superb dual aspect room with large windows to side and rear elevations with views overlooking the river. Door opening to the rear patio. Two radiators. TV aerial and telephone points. Built-in under stairs cupboard with shelving, electric consumer unit and meter box. Doorway to:-

#### Kitchen

12' 5" x 7' 4" (3.79m x 2.24m) Galley style kitchen featuring a modern range of wall, base and drawer units with rolled edge worktops. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Built-in electric double oven with four ring gas hob above and stainless steel extractor over. Integrated fridge/freezer, washing machine and slimline dishwasher. Under-cabinet lighting. Part tiled walls. Window to front elevation.

### FIRST FLOOR

#### Landing

Window to front elevation with views overlooking the river. Radiator. Stairs to second floor. Doors to two bedrooms and shower room. Built-in airing cupboard housing a Vaillant gas fired combination boiler, shelving and hanging rail.



#### Bedroom One

14' 4" x 13' 5" (4.37m x 4.09m) A superb dual aspect room which has been used as a second lounge, featuring large windows to side and rear elevations with views overlooking the river. Door opening to a south facing Balcony. Two radiators. TV aerial and telephone points.

#### Shower Room

7' 6" x 6' 7" (2.28m x 2m) Suite comprising:- Shower cubicle with seat, white low level W.C and pedestal wash hand basin. Part tiled walls. Radiator. Extractor fan.

#### Bedroom Two

12' 4" x 7' 5" (3.76m x 2.27m) Window to front elevation. Radiator. Fitted cabinets and drawers.

### SECOND FLOOR

#### Landing

Doors to two bedrooms and bathroom. Small mezzanine with built-in storage (Accessed via a pull-down ladder).

#### Bedroom Three

14' 5" x 12' 8" (4.39m x 3.86m) (Plus door recess) Sloping ceiling with three double glazed Velux roof windows. Radiator. Telephone point. Built-in wardrobe with radiator and additional storage above.

#### Bedroom Four

14' 4" x 12' 4" (4.38m x 3.75m) (L-shape maximum) Sloping ceiling with three double glazed Velux roof windows. Radiator. Fitted wardrobes and under-eaves storage.



#### Bathroom

7' 5" x 7' 3" (2.26m x 2.20m) Suite comprising:- White panelled bath with mixer shower, low level W.C and pedestal wash hand basin. Radiator. Extractor fan. Shaver light and socket.

### OUTSIDE

The property boasts a south facing patio garden with a flowerbed border and a stunning outlook of the River Fowey. There is a smaller patio area on the west side of the property, which also overlooks the river. The property benefits from off-road parking to the front and a nearby Car Port.

### TENURE

The property is held on the remainder of a 999 year lease, but also owns a share of the Brunel Quays Estate Freehold.

### MANAGEMENT CHARGE

Currently £165 a month (£1980 a year), effective from 1st Nov 2025 - 31st Oct 2026 and is payable to Belmont Property Management.

### ENERGY RATING

C (79).

### COUNCIL TAX

Cornwall Council. Tax Band 'C'.

### DIRECTIONS

From the A390 at Lostwithiel, turn into Fore Street at the traffic lights and follow this road down to the Tudor bridge. Turn right over the bridge and then take the next right-hand turning into Brunel Quays. No.13 is located at the far end of the development next to the river.



**LOUNGE AREA**



**SHOWER ROOM**



**DINING AREA**



**BEDROOM TWO**



**KITCHEN**



**BEDROOM THREE**



**BEDROOM ONE OR SECOND LOUNGE**



**BEDROOM FOUR**

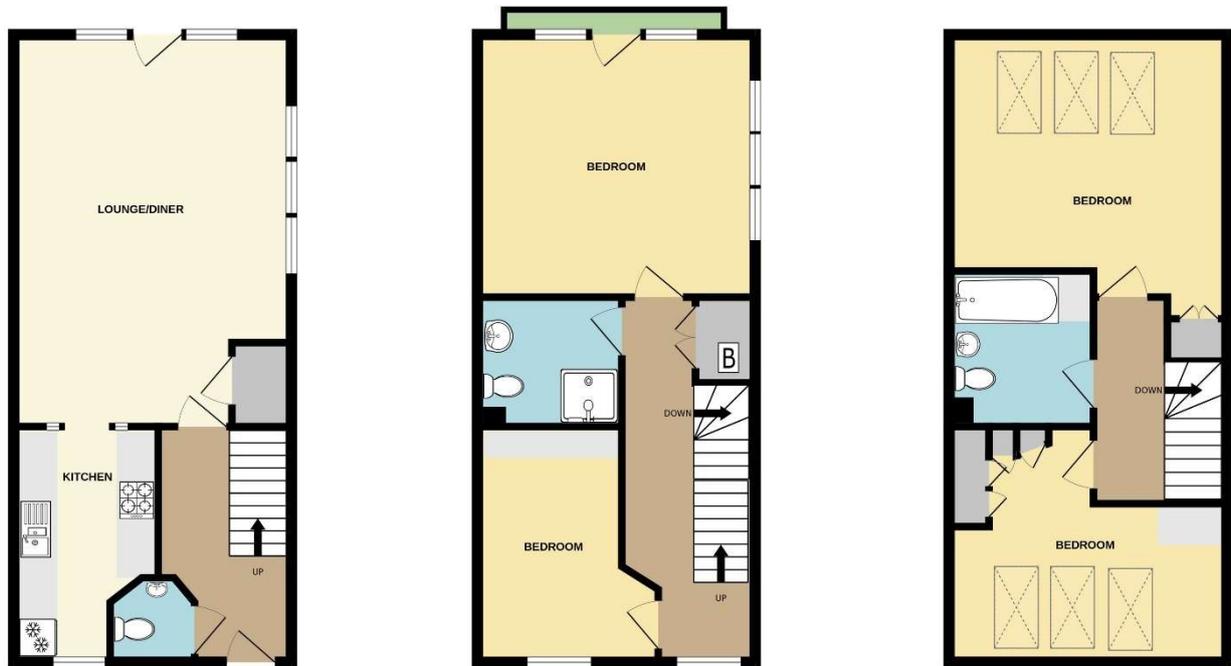


**SOUTH FACING REAR PATIO GARDEN**

GROUND FLOOR

1ST FLOOR

2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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**FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)**

Members of the NAEA



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