

C O O M B E S I D E

L O S T W I T H I E L



COOMBESIDE



Lostwithiel


£450,000
GUIDE PRICE

COOMBESIDE



FOR SALE

PROPERTY TYPE

 Bungalow


BEDROOMS

 3

BATHROOMS

 1

LOCATION

 Lostwithiel

EPC RATING

 D

- Stunning, uniquely styled detached bungalow
- Elevated, private position on the western edge of Lostwithiel
- Panoramic views over the town and rolling countryside
- Expansive, well-maintained private gardens
- Two spacious, light-filled reception rooms

- Three generously proportioned double bedrooms
- Private and attractive outdoor space, ideal for relaxing or entertaining
- Modern comforts with gas central heating and double glazing
- Low-maintenance property for easy living
- Double-length garage plus ample driveway parking







COOMBESIDE, LOSTWITHIEL,

This exceptional detached bungalow occupies one of Lostwithiel's most coveted positions, tucked away in a wonderfully private elevated setting with sweeping views across the town and the rolling countryside beyond. Designed for effortless single-storey living, the home enjoys a beautifully relaxed flow, with light-filled reception spaces opening onto sun-drenched terraces and generous gardens that wrap around the property, creating a seamless connection between indoor and outdoor living.

Mature planting, raised patios, and a sheltered decked seating area provide a variety of inviting outdoor spaces, each offering its own moment of calm and perfect for entertaining or enjoying quiet reflection. The gardens are spacious and versatile, offering plenty of room for family activities, gardening, or simply enjoying the Cornish sunshine in complete privacy.

Inside, the bungalow combines comfort and practicality, featuring three well-proportioned double bedrooms, a modern kitchen with quality fixtures, and an abundance of built-in storage to meet all everyday needs. The light and airy living spaces are designed to maximise both comfort and functionality, making the home ideal for relaxed family living or retirement in style.

The sense of space continues outside with ample driveway parking and a double-length garage, offering practicality alongside the property's considerable charm. Rarely does a bungalow of this calibre come to the market, providing such a harmonious blend of privacy, outlook, and convenience — all within easy reach of Lostwithiel's vibrant town centre, local amenities, and welcoming community.



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

Transport Links: Lostwithiel Railway Station

Viewing: Strictly by appointment.

Directions: Sat Nav **PL22 0DU**

What3Words: [///menu.treaty.masses](https://www.what3words.com////menu.treaty.masses)

Local authority: Cornwall Council

Council Band: D

Tenure: Freehold

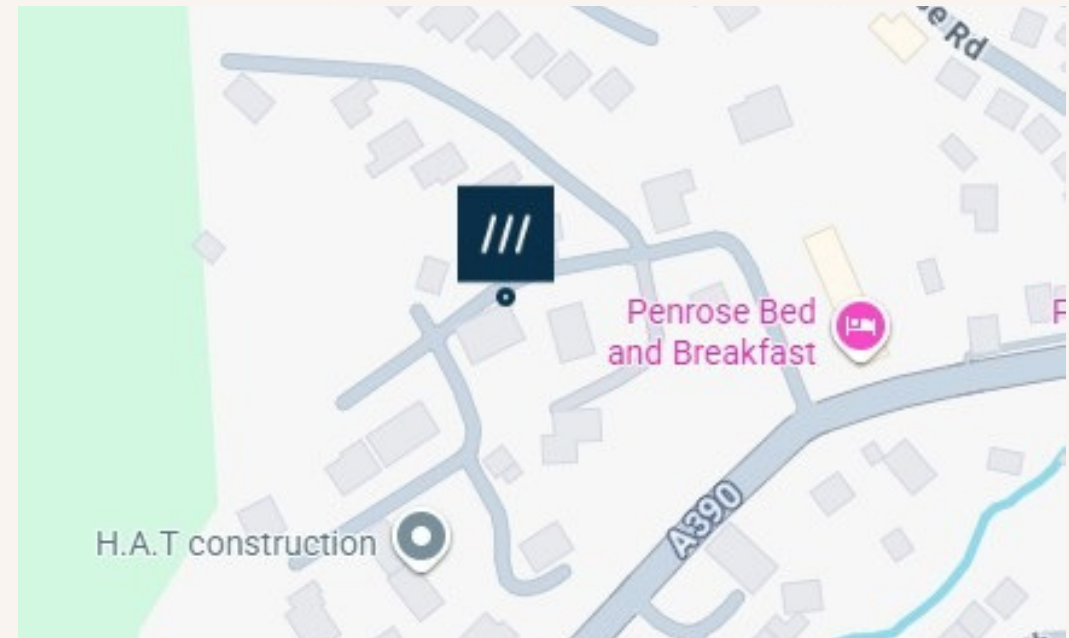
Services:

Heating – Mains Gas

Electric - Mains

Water – Mains

Sewerage – Cesspit



VIEW PROPERTY ONLINE

Ground Floor



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.



TO FIND OUT MORE

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