SHIRE HOUSE
QUAY STREET

LOSTWITHIEL

THE PROPERTY SHOP





Shire House, Quay Street, Lostwithiel

PRICE

£750,000

Full of charm, character and history, Shire House is a truly distinctive four-bedroom Georgian home set along historic Quay Street in Lostwithiel. Grade II listed and dating from the early to mid-19th century, the property incorporates an earlier structure associated with the historic Duchy Palace dating from 1265-1300. Local historical records suggest it once served as the residence of the governor of the former Stannary Prison. Today, its fascinating past sits alongside bold decorative touches, period features and a wonderfully individual style, creating a home full of personality. Arranged across three floors, the accommodation offers four bedrooms, two bathrooms, a spacious kitchen and dining area, a reception room and a secluded south facing walled garden, making this a rare opportunity to own a property with such a distinctive story to tell. This is an unusually special piece of Cornish property.

At the heart of the ground floor is a stunning open-plan kitchen and dining room, where exposed timber beams, brickwork and a characterful log burner create a warm and welcoming atmosphere. Generous natural light pours into the space, enhanced by the glazed doors with shutters opening directly onto the garden, creating an appealing connection between indoor and outdoor living. There is ample room for both everyday dining and entertaining, making this a natural hub of the home. On this floor is a particularly spacious bedroom, with views to the garden, complete with a useful wardrobe nook. Also on this floor is a separate utility room with washing machine and tumble dryer and convenient under-stairs storage. Compleating the ground floor, is a wet room with a walk in shower and exhilarating body jets.

The first floor offers a further generous bedroom, complemented by useful cupboard storage along the hallway. The bathroom provides a striking focal point, featuring a freestanding full-length bathtub, a separate walk-in shower and a distinctive washbasin alcove finished in burnt cherry.

The property benefits from a system boiler and a 250-litre hot water storage cylinder, providing ample hot water to accommodate the simultaneous use of baths and showers. The combination of practical facilities and expressive design adds to the property's unmistakable personality.

The living room provides another inviting space in which to relax, with dual-aspect windows allowing natural light to flow throughout and offering views towards the River Fowey. Fold-out wooden shutters to this room, along with other front-facing rooms, add a traditional touch and further enhance the home's distinctive character. On the upper floor, two further bedrooms sit beneath the roofline, each offering a characterful retreat with exposed timber ceiling beams that beautifully showcase the property's architectural heritage.

Outside, the garden feels like a secluded sanctuary, with established trees, mature planting and leafy greenery creating a wonderfully private setting. A pathway winds through the garden, leading past the planted borders and outdoor seating area, offering a peaceful place to unwind, enjoy the surroundings or entertain during warmer months. Outside storage sheds provide useful additional space, while the garden's established, almost secret-garden feel makes it a particularly special feature of the property.

The combination of period character, flexible accommodation, distinctive interiors and private garden makes it a property that stands apart from the ordinary. With its fascinating past and individual charm, Shire House is an appealing opportunity for anyone looking for a home with personality, warmth and a truly unique feel.

Shire House has previously been enjoyed as a successful holiday let, offering an interesting prospect for buyers seeking a home with a holiday-letting history, subject to any necessary permissions and requirements.

FOR SALE

PROPERTY TYPE	BEDROOMS	BATHROOMS	LOCATION	EPC RATING
Character Property	4	2	Lostwithiel	tbc

- Grade II listed historic property
- Four-bedroom home arranged over three floors
- Generous reception room and two bathrooms
- Characterful open-plan kitchen/dining room
- Log burner, exposed brickwork and timber beams
- Living room with dual-aspect windows and River Fowey views
- Distinctive interiors and period features
- Enclosed, secluded garden with mature planting
- Currently operated as a successful holiday let
- Historic connections to Lostwithiel's Duchy Palace and Stannary Prison

























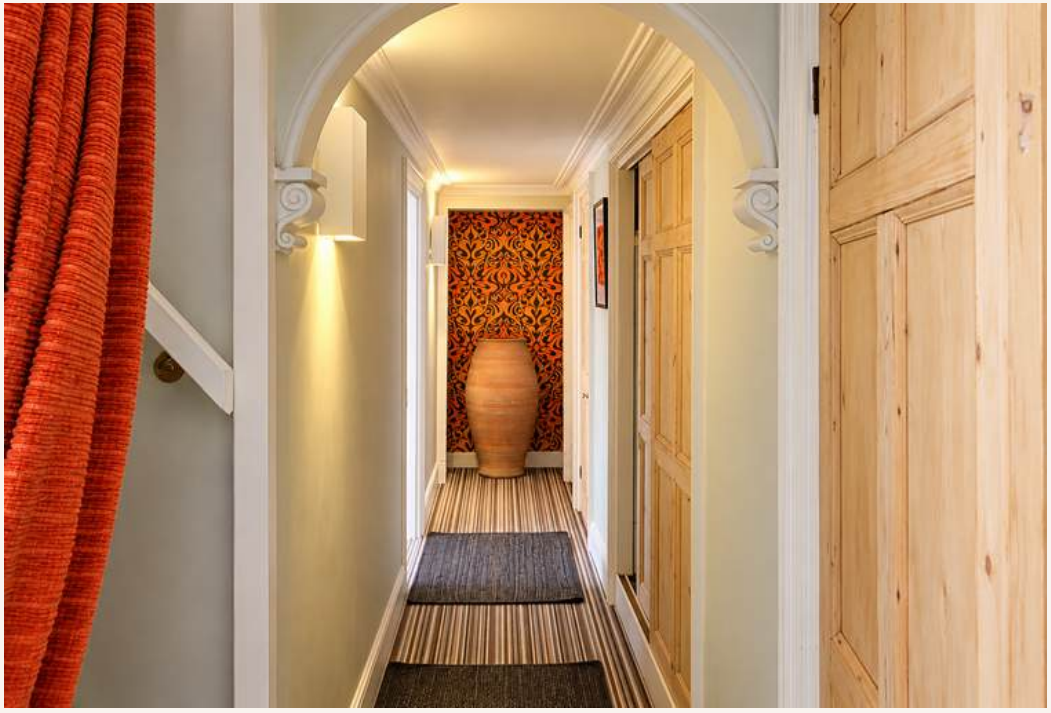





















WELCOME TO
THE SHIRE
HOUSE


APEROL
SPRITZ





Ground Floor

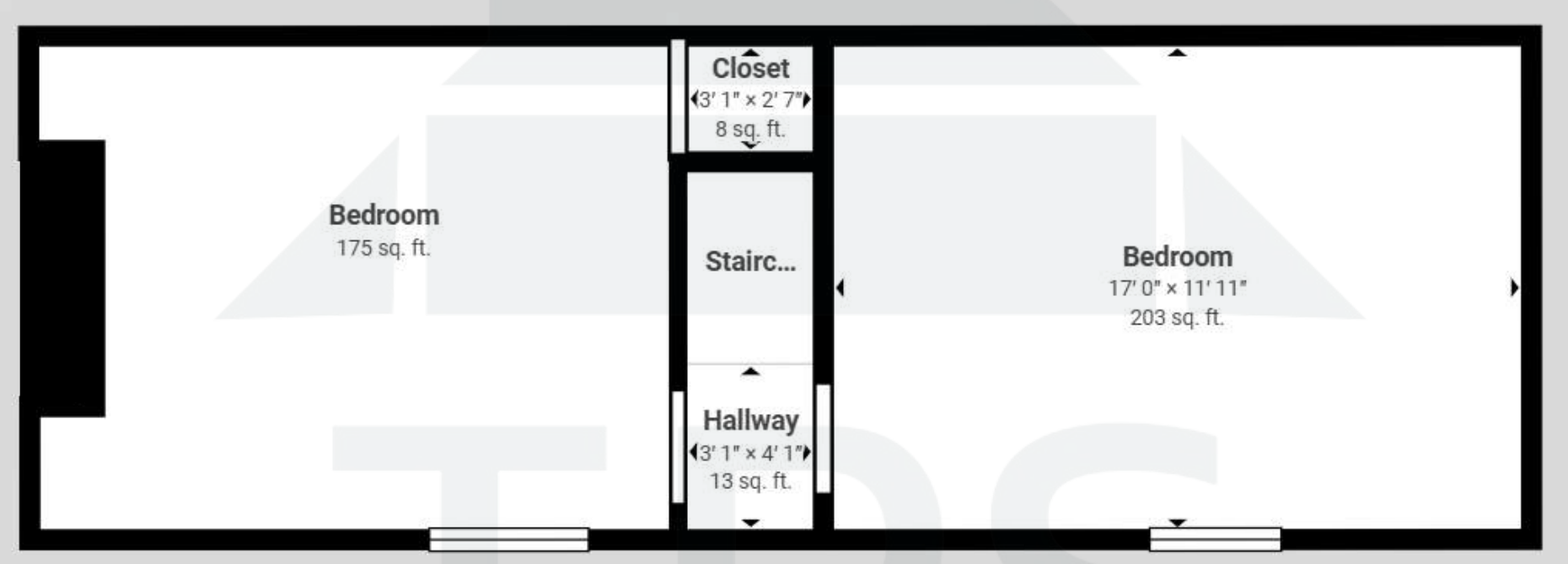


First Floor



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.

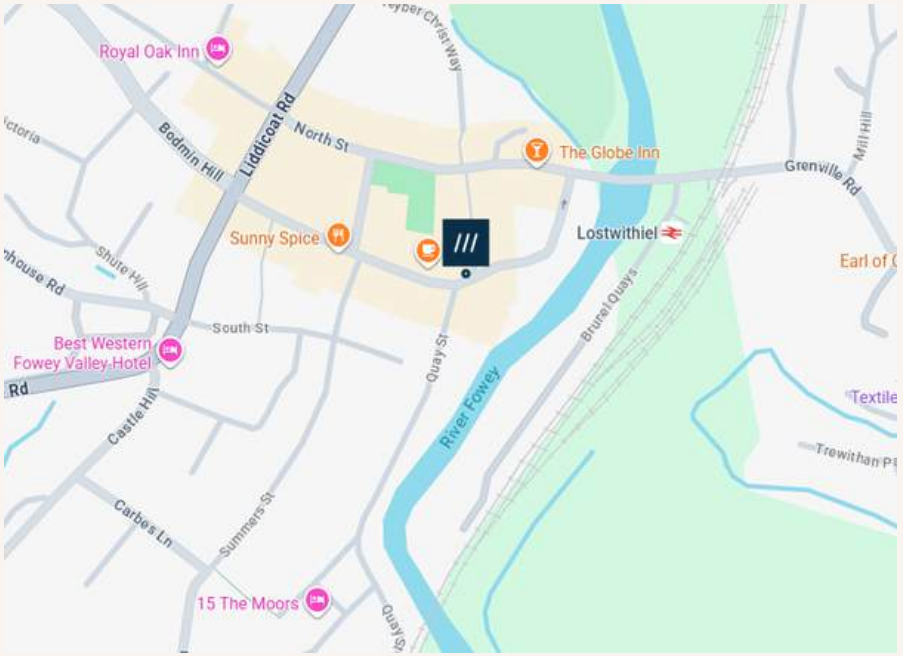
Second Floor



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.

Location: Lostwithiel is a charming and welcoming town, with the River Fowey flowing through its heart. The town offers two primary schools, four pubs and a Co-op, alongside a range of local shops and amenities. There is a particularly strong community spirit, with annual events including Lostwithiel Carnival Week and LostFest.
Schools: Lostwithiel Primary School, St. Winnow C of E School, Fowey River Academy, Bodmin College
Transport Links: Lostwithiel Railway Station just a short 2 minute walk

Viewing: Strictly by appointment.
Directions: Sat Nav PL22 0BS
What3Words: ///reveal.boating.corrupted
Local authority: Cornwall Council
Council Band: A
Tenure: Freehold



Services:
Heating – Gas
Electric – Mains
Water - Mains

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