

2 MEADOW BREEZE

LOSTWITHIEL



THE PROPERTY SHOP





Lostwithiel

PRICE

£420,000

Meadow Breeze

FOR SALE

PROPERTY TYPE

 Detached House

BEDROOMS

 4

BATHROOMS

 3

LOCATION

 Lostwithiel

EPC RATING

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- Impressive detached four-bedroom family home
- Elevated position overlooking Lostwithiel & Fowey Valley
- Driveway parking for multiple vehicles and good sized garage

- Large open plan living and dining room with attached conservatory
- Generous garden with two patio areas and mature planting
- Characterful open fireplace







MEADOW BREEZE

Set in an attractive elevated position overlooking Lostwithiel and the Fowey valley, this impressive detached family home offers spacious and versatile accommodation. A generous driveway to the front of the property provides parking for multiple vehicles alongside the good-sized garage, which also benefits from an electric vehicle charging point. With four bedrooms, a substantial open-plan living and dining space, the property offers plenty of space for comfortable family living.

A welcoming entrance hall with an attractive archway leads through to the heart of the home, the impressive open-plan living and dining room. This particularly spacious area features an attractive open stone fireplace with a wooden mantelpiece, while double patio doors provide direct access to the garden. The dining area benefits from an abundance of natural light from the adjoining conservatory, which enjoys views across the garden, and provides ample space for a good-sized dining table. The kitchen is accessed through double doors and is well equipped with two built-in ovens, gas hob and dishwasher, with space and plumbing for a washing machine. Also on the ground floor is a useful WC and a large under-stairs storage cupboard.

Upstairs, the generous principal bedroom makes the most of the surrounding views and benefits from a double built-in wardrobe with sliding glass doors and a large en-suite. The next bedroom is a well-proportioned double and features a corner shower and standalone wash hand basin, offering added convenience. At the opposite end of the hallway are two further bedrooms, both with built-in cupboard storage, with one overlooking the front of the property and the other enjoying views across the garden. The family bathroom is a good size and includes a bath with overhead shower, while a useful boiler cupboard provides additional linen storage.

Outside, the property benefits from a particularly good-sized, sloping garden which has been thoughtfully planted with a variety of mature hedges, shrubs and established greenery. The garden can be accessed from both sides of the property, with gates providing convenient access either side. From the double patio doors in the living area and the conservatory door, steps lead down onto a patio area adjoining the house, providing a natural space for outdoor seating and entertaining. Further down the garden is a second, smaller patio area which currently enjoys a more sheltered and shaded position.







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, Callywith College

Transport Links: Lostwithiel Railway Station offers frequent mainline services. Regular bus links through the town. A short drive to the A30. 30-minute drive to Newquay Airport, offering flights to a range of UK and European destinations.

Viewing: Strictly by appointment.

Directions: Sat Nav PL22 0BJ

What3Words: ///limitless.tripled.rests

Local authority: Cornwall Council

Council Band: E

Tenure: Freehold

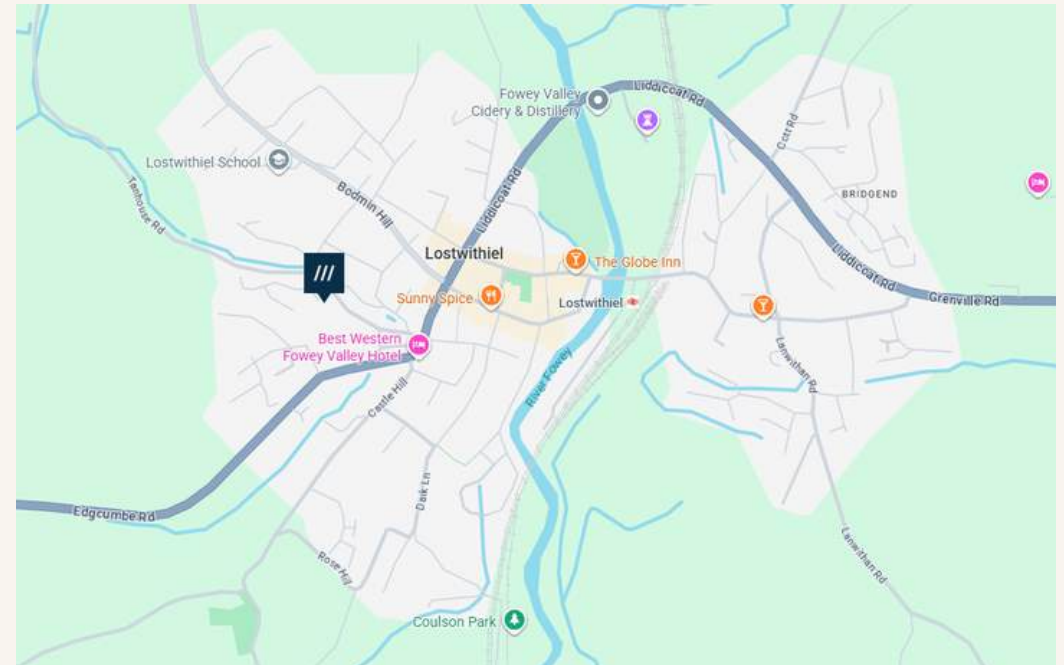
Services:

Heating - Gas

Electric - Mains

Water - Mains

Sewerage - Mains



VIEW PROPERTY ONLINE

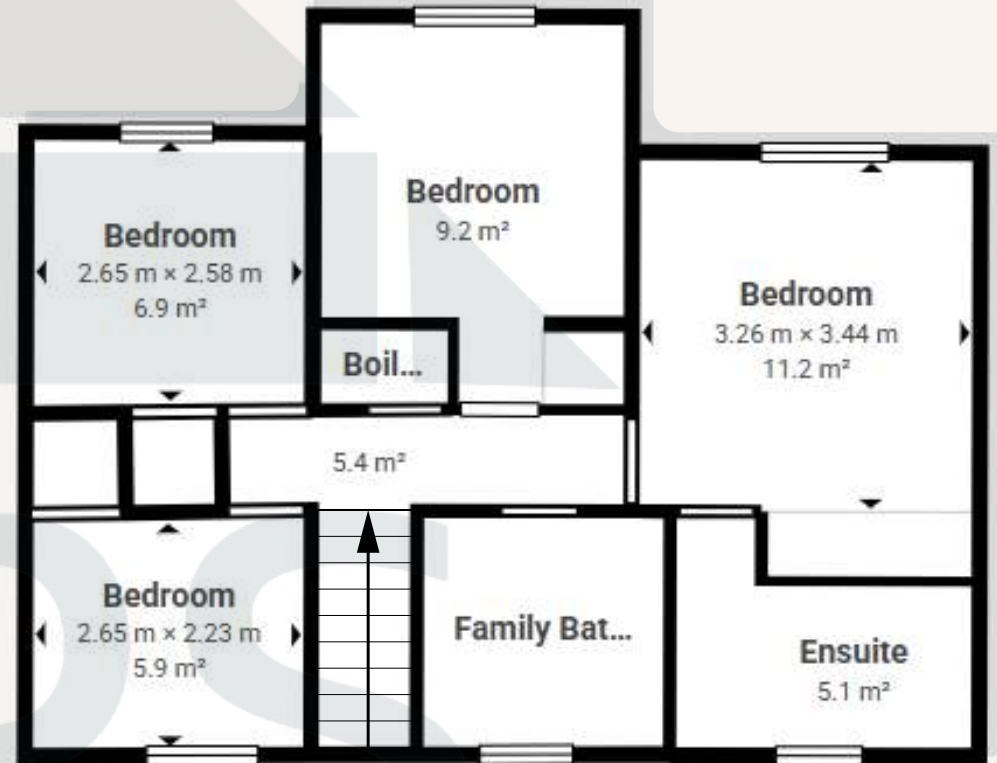


Floorplans.

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.



TO FIND OUT MORE

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