

2 SOUTH STREET, LOSTWITHIEL, PL22 0BZ



A charming two bedroom semi-detached Grade II listed cottage, boasting a sought after location in the heart of the town with easy level access to shops and the River Fowey.

Accommodation Comprises:- Kitchen/diner, sitting room with open fireplace, bathroom, two double bedrooms (connected rooms), gas fired central heating, south facing garden to the front and an enclosed courtyard to the rear with a modern garden room.

£245,000

SITUATION

The cottage offers a discreet location in the centre of town, just a short level walk from the River Fowey and local amenities, which includes a variety of shops, cafes, restaurants, public houses, professional services, dentist, and health centre. There is a nearby train station on the mainline from Penzance to London and a choice of two Primary schools and nursery (Pre-school). A purpose-built community centre offers recreational and sporting facilities next to the 'King George V' playing field. Lostwithiel is steeped in history and renowned for its vibrant community, situated just a few miles from the south coast and about a fifteen-minute drive from the world renowned 'Eden Project'.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

Part glazed front entrance stable door opening into:-



Kitchen/Diner

14' 11" x 11' 1" (4.55m x 3.38m) (L-shape maximum) The kitchen is fitted with a modern range of white shaker style wall, base and drawer units with granite effect rolled edge worktops. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Recently installed built-in single electric oven and four ring gas hob with extractor over. Part tiled walls. Space and plumbing for washing machine. Deep recess with space for fridge/freezer. Radiator. Sash window to front elevation. 'Vaillant' gas fired combination boiler. Telephone point. Wall mounted box enclosing electric meter and consumer unit. Half glazed door to rear courtyard. Door to:-



Sitting Room

19' 2" x 11' 3" (5.84m x 3.43m) (Maximum) Sash window to front elevation. Working natural stone open fireplace with slate hearth and wood mantel. Two radiators. Beamed ceiling. Part exposed stone wall. Half glazed door to front garden. Turning staircase to:-

FIRST FLOOR

Bathroom

7' 8" x 6' 0" (2.34m x 1.84m) White suite comprising:- Panelled bath with Triton electric shower unit over, low level W.C and vanity wash hand basin. Chrome wall mounted heated towel rail. Extractor fan. Part tiled walls. Shaver socket. Sliding door. Obscure glazed window to front elevation.

Bedroom Two

11' 7" x 11' 6" (3.54m x 3.50m) Sash window to front elevation. Radiator. Built-in cupboard. Door into:-



Bedroom One

11' 5" x 9' 11" (3.47m x 3.02m) (Plus door recess) Sash window to front elevation. Radiator. Door to dressing area with fitted shelving, hanging rail and radiator. Access to loft space.

OUTSIDE

The property is accessed to the front via a pedestrian gate which opens onto a concrete pathway leading to the front door. Enclosed south facing garden with various mature trees and shrubs. To the rear is a private walled courtyard and a modern garden room.

Garden Room

8' 6" x 8' 1" (2.58m x 2.47m) French doors and windows to front. Part glazed sloping roof. Light and power connected.

ENERGY RATING

E (48).

COUNCIL TAX

Cornwall Council. Tax Band 'B'.

DIRECTIONS

Coming from a westerly direction on the A390, proceed down the main hill (Edgumbe Road) into Lostwithiel and take the second turning on the right onto South Street. Continue to the crossroads and the property is located on the left-hand side.



KITCHEN/DINER



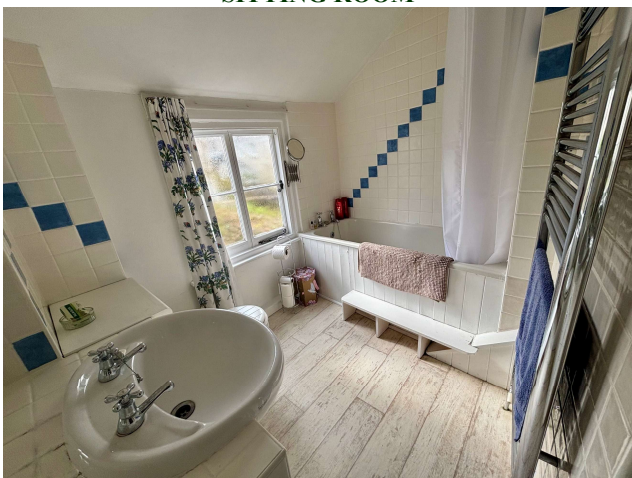
SOUTH FACING FRONT GARDEN



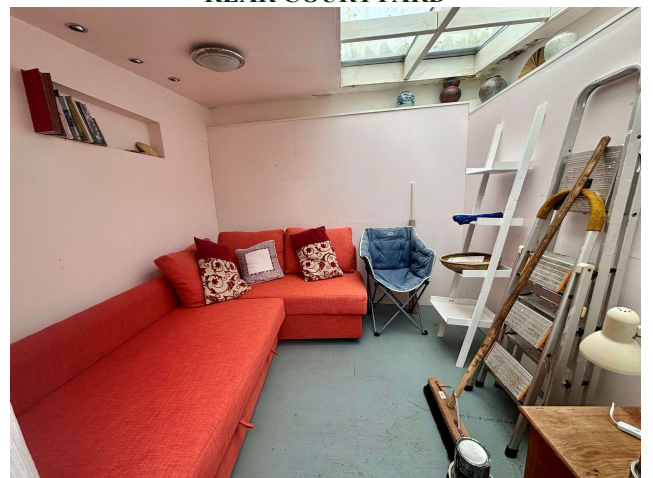
SITTING ROOM



REAR COURTYARD



BATHROOM



GARDEN ROOM



BEDROOM TWO

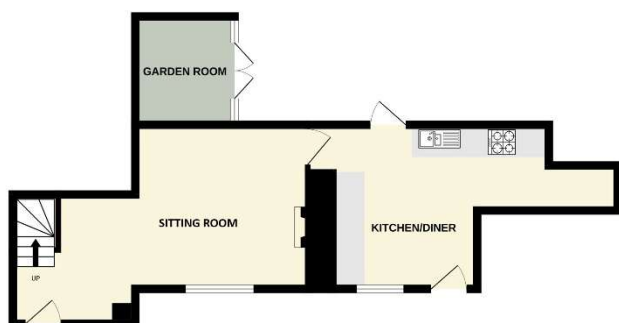


FLOWERING JAPONICA

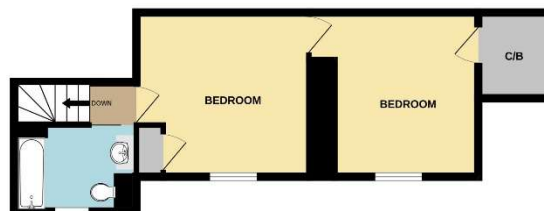


FRONT ELEVATION AND GARDEN

GROUND FLOOR



1ST FLOOR



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



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