

2 THE OLD CARRIAGE WORKS, BRUNEL QUAYS, LOSTWITHIEL, PL22 0EN



A stylish two bedroom Grade II Listed duplex apartment with no ongoing chain, set within the popular riverside development of Brunel Quays in the heart of the town.

Accommodation Comprises:- Entrance hall, modern kitchen with integrated appliances, lounge/diner, cloakroom, landing, two double bedrooms, en-suite shower room, bathroom, gas fired central heating, double glazing (Where stated) allocated parking space and adjacent car port.

£215,000

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):-

Communal Entrance

Ground floor communal entrance door with intercom. Stairs rising to the first floor with exposed floorboards, stone walling and arched windows overlooking the river. Obscure glazed front entrance door for No.2 opening into:-

Entrance Hall

Radiator. Exposed floorboards. Telephone entry system. Turning staircase to upper floor. Part glazed door to lounge/diner. Door to cloakroom. Sliding door into:-

Kitchen

10' 6" x 9' 3" (3.22m x 2.82m) (Maximum) Fitted with a modern range of white fronted wall, base, and drawer units with rolled edge worktops. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Integrated appliances include a washing machine, slimline dishwasher and fridge/freezer. Built-in electric fan assisted oven. Separate four ring hob with extractor over. Under-unit lighting. Exposed floorboards. Double glazed window to rear elevation. Obscure glazed internal window to entrance hall.

Lounge/Diner

13' 10" x 13' 1" (4.22m x 3.99m) Large feature arched window to front elevation with countryside views. Two radiators. TV aerial/satellite and telephone points. Exposed floorboards. Deep built-in under stairs cupboard.

Cloakroom

White low level W.C and pedestal wash hand basin with tiled splashback. Heated towel rail. Exposed floorboards. Extractor fan.

UPPER FLOOR

Landing

Glass balustrade and wooden banister. Vaulted ceiling with exposed beams. Radiator. Doors to bedrooms and bathroom.

Bedroom One

13' 11" x 13' 7" (4.25m x 4.16m) (Maximum) Two double glazed Velux roof windows to rear elevation with views over the river. Fitted custom made hanging rails, drawers and shelving. Sloping ceiling with exposed beams. Radiator. Exposed stone wall. TV aerial/satellite and telephone points. Door into:-

En-Suite Shower Room

5' 10" x 5' 5" (1.77m x 1.64m) Modern white suite comprising:- Corner shower cubicle with rainfall and mixer showers, low level W.C and vanity wash hand basin. Fully tiled walls and floor. Shaver point. Heated towel rail.

Bedroom Two

13' 9" x 11' 3" (4.21m x 3.45m) (Maximum) Two doubled glazed Velux roof windows to front elevation. Fitted custom made hanging rails, drawers and shelving. Sloping ceiling with exposed beams. Radiator. Exposed stone wall. TV aerial/satellite and telephone points.

Bathroom

8' 5" x 4' 11" (2.56m x 1.51m) Modern white suite comprising:- Panelled bath with mixer shower over and glass side screen, low level W.C and vanity wash hand basin. Fully tiled walls and floor. Heated towel rail. Access to loft space. Shaver point. Built-in airing cupboard enclosing a 'Glow Worm' gas fired combination boiler and shelving.

OUTSIDE

To the front of the building is an allocated parking space. A second parking space is provided in the nearby car port. Communal gardens and pathways are accessible to all residents on the development.



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/SERVICE CHARGE

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

SERVICES

Mains electricity, gas, water and drainage.

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 through to the junction by the Tudor bridge. Turn right over the bridge and then take the next right-hand turning into Brunel Quays. The Old Carriage Works is located towards the bottom end of the development on the right.



KITCHEN



EN-SUITE SHOWER ROOM



LOUNGE/DINER



BEDROOM TWO



BEDROOM ONE



COUNTRYSIDE VIEWS TO THE FRONT

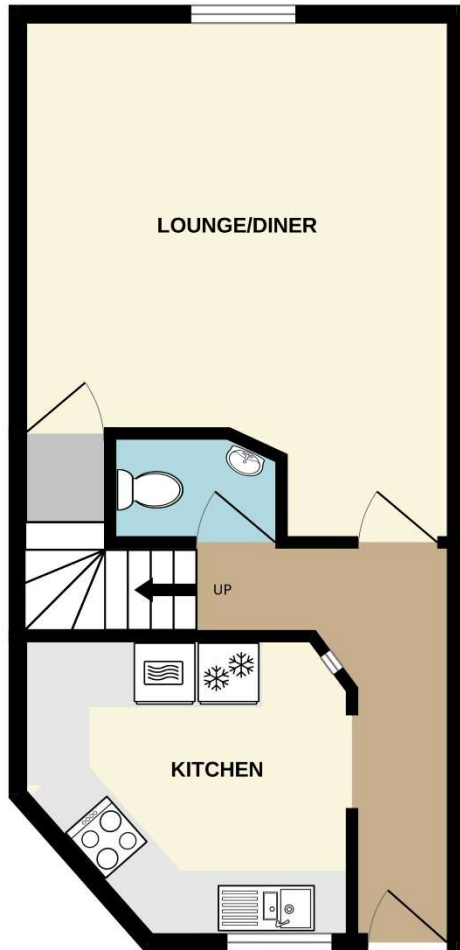


VIEWS OVER THE TOWN & RIVER

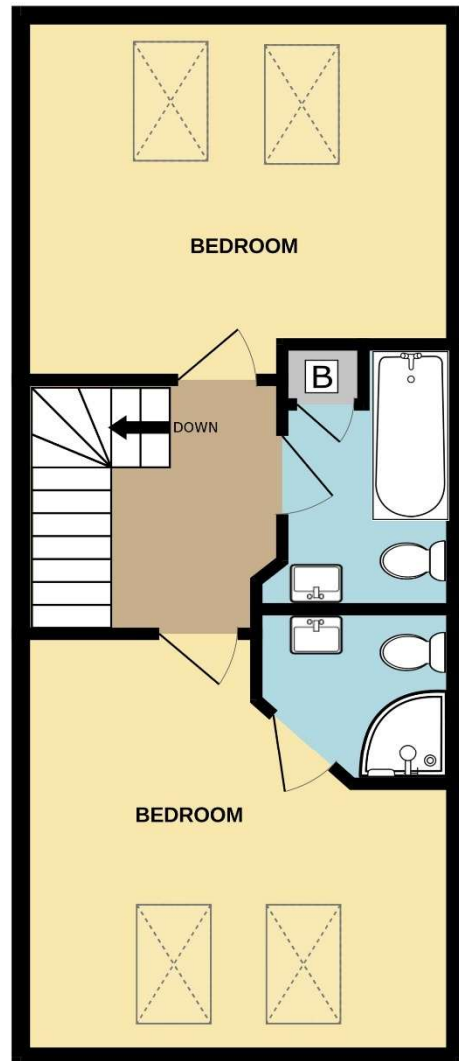


BATHROOM

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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