

THE OLD CARRIAGE
WORKS

LOSTWITHIEL



THE PROPERTY SHOP



6 THE OLD CARRIAGE WORKS, LOSTWITHIEL



LOSTWITHIEL

£245,000


6 THE OLD CARRIAGE WORKS





FOR SALE

PROPERTY TYPE

 DUPLEX


BEDROOMS

 2

BATHROOMS

 2

LOCATION

 Lostwithiel

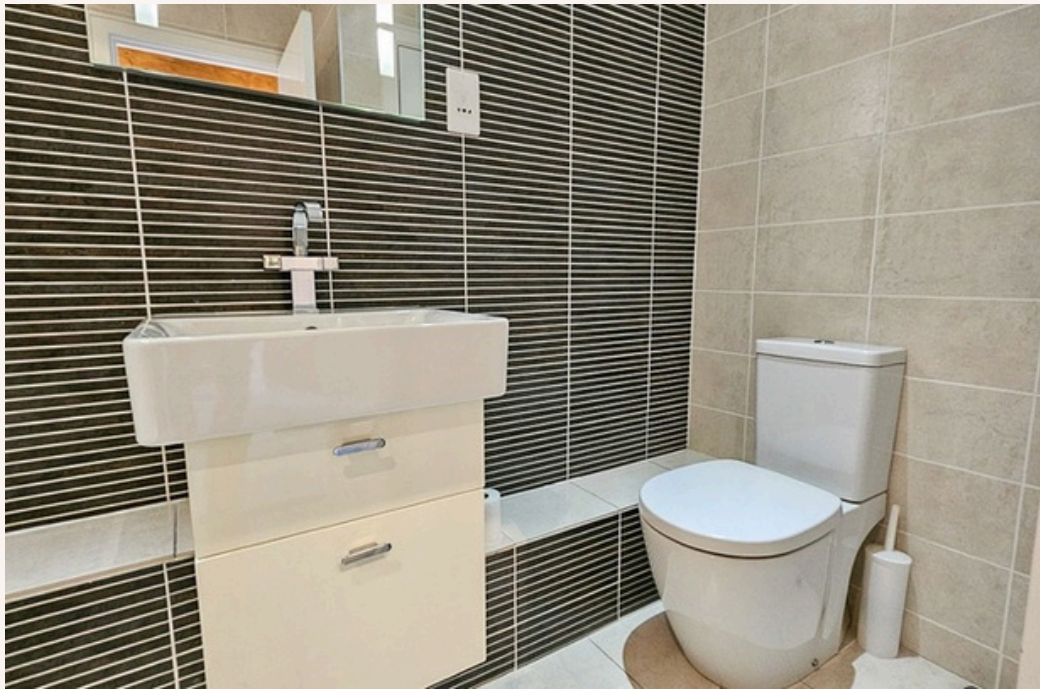
EPC RATING

 C

- CHAIN FREE
- STUNNING LOFT STYLE DUPLEX
- STUNNING RIVERSIDE VIEWS OF THE OLD TOWN
- LOCATED IN GRADE 2 LISTED BRUNEL QUAYS

- TWO CONTEMPORARY BATHROOMS
- ALLOCATED PARKING SPACE
- FLAT WALK TO TOWN CENTRE & RAILWAY STATION
- REMAINDER OF A 999 YEAR LEASE







6 THE OLD CARRIAGE WORKS

Recently reduced and offered chain-free, this beautifully presented two-bedroom loft-style duplex apartment is set within the highly sought-after Grade II listed Brunel Quays waterside development and seamlessly combines striking period features with contemporary style.

Showcasing exposed stone walls, original stripped wooden flooring, and impressive high ceilings, the property offers a unique combination of heritage charm and contemporary comfort. Expansive windows invite an abundance of natural light while providing delightful views over the river—creating a bright and welcoming living environment. Whether you're searching for a charming main residence, a stylish second home, or a proven investment, this property is sure to appeal.

Accessed via a shared entrance adjacent to a private dental practice, the apartment is set on the first floor and arranged over two levels. The lower floor features a generous open-plan living space, complete with a sleek modern kitchen, a cosy lounge framed by exposed brick and beams, and a convenient WC.

Upstairs, two well-proportioned bedrooms offer peaceful retreats, each complemented by a high-specification contemporary bathroom—ideal for both owners and visiting guests. Additional benefits include gas central heating and an allocated parking space, offering comfort and ease of living.

Just a short stroll from Lostwithiel's vibrant town centre—with its selection of independent shops, cafes, and strong transport links—this property enjoys a fantastic location. The current owners have successfully run the apartment as a holiday let, generating a gross income of £13,913 in 2023/24 and £14,283 in 2022/23, underscoring its excellent investment potential.

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

Transport Links: Located in Lostwithiel town centre Lostwithiel, Railway Station just a short walk

Directions: Sat Nav PL22 0EN

What3Words:skewing.guardian.strongman

Local authority: Cornwall Council

Council Band: C

Tenure: Leasehold 999 years from 2010, including a share of the freehold

Service charge is £1740

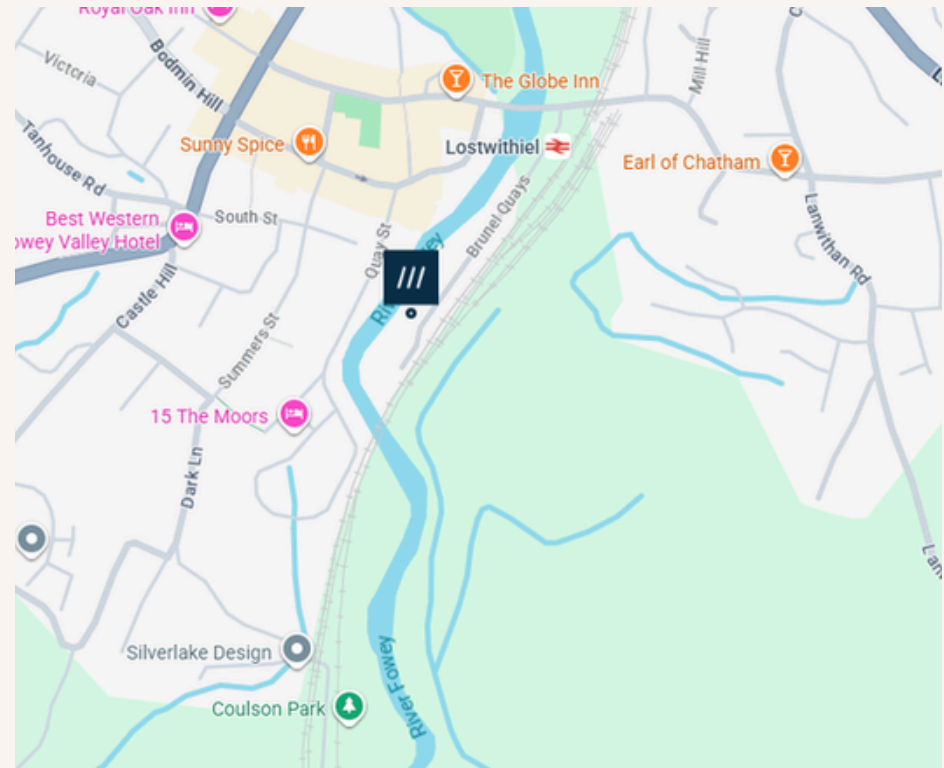
Services:

Heating – Central heating gas

Electric – Mains

Water - Mains

Drainage – Mains



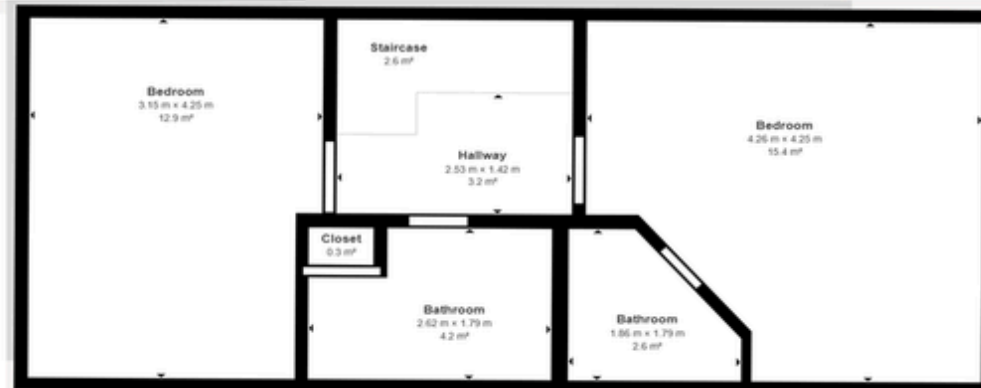
VIEW PROPERTY ONLINE



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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