7 THE MOORS, LOSTWITHIEL, PL22 0BX



An extended two bedroom terraced cottage in need of some refurbishment, boasting a tucked away location in the heart of the town and just a short level walk from the River Fowey and local amenities.

Accommodation Comprises:- Lounge, kitchen, rear store, landing, two double bedrooms, shower room, gas fired central heating, terraced rear garden, decking area and timber shed.

£165,000

SITUATION

The cottage is situated on a quiet no through road, just a short level walk from the main shopping street. Lostwithiel is steeped in history and renowned for its vibrant community, offering a good range of amenities including a variety of shops, cafes, restaurants, public houses, professional services, two primary schools, dentist and health centre. There is also a main line train station on the Penzance to London line and a purpose-built community centre. Lostwithiel lies just a few miles from the south coast and about a fifteen-minute drive from the 'Eden Project'.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

Part glazed front entrance door opening into:-



Lounge

13' 0" x 11' 7" (3.95m x 3.52m) Sash window to front elevation. Stone open fireplace. Radiator. Telephone point. Beamed ceiling. Doorway to:-

Kitchen

11' 0" x 7' 9" (3.36m x 2.36m) (Measured to front of stairs) Matching range of shaker style wall, base, and drawer units with rolled edge worktops. Inset stainless steel sink and drainer. Built-in electric oven and grill. Four ring electric hob. Beamed ceiling. Under stairs cupboard and storage. Window to rear elevation. Internal part stained glass window. Electricity consumer unit. Turning staircase to first floor. Part glazed door to:-

Rear Store

14' 10" x 3' 1" (4.53m x 0.93m) uPVC double glazed Velux roof window. Viessmann gas fired combination boiler (Installed in 2019).

FIRST FLOOR

Landing

Loft hatch. Built-in airing cupboard. Doors to bedrooms and shower room.

Bedroom One

13' 7" x 11' 9" (4.14m x 3.58m) Two sash windows to front elevation. Radiator. Range of fitted cupboards and drawers. Telephone point. Access to loft space with fold down ladder. (The loft is a good size and majority boarded).

Bedroom Two

11' 11" x 9' 11" (3.62m x 3.02m) Windows to side and rear elevation. French doors opening to the rear garden. Radiator. Fitted cupboard.

Shower Room

7' 10" x 7' 7" (2.38m x 2.30m) (Maximum) White suite comprising:- Shower cubicle, low level W.C and vanity wash hand basin. Part PVC panelled walls. Radiator. Built-in shelved cupboard. Space and plumbing for washing machine. Window to rear elevation.



OUTSIDE

To the rear of the cottage is a terraced garden with steps leading up to each level. The top section of the garden has a decking area with views of the surrounding countryside and a good size timber shed with light and power.

ENERGY RATING

D (59).

COUNCIL TAX

Cornwall Council. Tax Band 'A'.

DIRECTIONS

Entering Lostwithiel from the west on the A390, turn right at the traffic lights onto Fore Street and then take the right-hand turning by the Co-Op onto Quay Street. Continue on this road and then turn right just after Duchy Motors to The Moors. No.7 is the second to last cottage on the right-hand side.



LOUNGE



SHOWER ROOM



KITCHEN



TERRACED REAR GARDEN



BEDROOM ONE



DECKING AREA



BEDROOM TWO



TIMBER SHED WITH LIGHT AND POWER

GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026

FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)

Lostwithiel
5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

ESTABLISHED 1865

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.
IN ACCORDANCE WITH GDPR (GENERAL DATA PROTECTION REGULATION): Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent and the "Experts in Property" of which Jeffery's is a member for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.