

GLENN CROSS, 67A GRENVILLE ROAD, LOSTWITHIEL, PL22 0RA



A modern and individual style three/four bedroom detached bungalow with no ongoing chain, boasting a secluded non-estate position on the eastern fringes of the town with countryside views to the south.

Accommodation Comprises:- Hallway, cloakroom, lounge, dining room, conservatory, kitchen/breakfast room, utility room, three bedrooms (Master with en-suite shower room), study/bedroom four, family bathroom, integral double garage, outside W.C, uPVC double glazing, gas fired central heating, stone outbuilding, corrugated shed, parking for several cars, south facing patio and gardens.

OIRO £525,000

SITUATION

Glenn Cross enjoys a non-estate location on the eastern fringes of the town with south facing countryside views. 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, 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 purpose-built community centre. Lostwithiel lies just a few miles from the south coast and about a fifteen minute drive from the world renowned 'Eden Project'.

ACCOMMODATION (All sizes approximate):-

Covered Entrance

Part glazed front entrance door opening into:-

Hallway

Two radiators. Telephone point. Built-in airing cupboard housing a factory insulated hot water storage cylinder and shelving. Built-in cloak cupboard with electric consumer unit and shelving. Door into:-

Cloakroom

8' 9" x 3' 11" (2.66m x 1.19m) White low level W.C and pedestal wash hand basin with tiled splashback. Tiled floor. Heated towel rail. Extractor fan. Obscure uPVC double glazed window to front elevation.

Lounge

21' 6" x 13' 8" (6.55m x 4.17m) Two radiators. Decorative fireplace. Master telephone socket. TV aerial point. Multi-pane double doors opening to conservatory. Multi-pane door to:-

Dining Room

20' 7" x 13' 6" (6.27m x 4.12m) Radiator. Fireplace. uPVC double glazed window to side elevation. Door to kitchen/breakfast room. Multi-pane double doors opening to:-

Conservatory

24' 1" x 9' 8" (7.35m x 2.94m) narrowing to 8' 5" (2.57m) Dwarf wall with uPVC double glazed windows to rear and side elevations. Polycarbonate roof. Tiled floor. uPVC double glazed door to rear patio.

Kitchen/Breakfast Room

16' 4" x 15' 4" (4.99m x 4.68m) Farmhouse style kitchen featuring a comprehensive range of wall, base, and drawer units with rolled edge worktops. Inset stainless steel sink and drainer with mixer tap. Gas fired Aga. Integrated fridge/freezer and dishwasher. Part tiled walls. Tiled floor. Built-in cupboard with shelving. Extractor fan. uPVC double glazed windows to front and side elevation. Door to:-

Utility Room

14' 8" x 7' 3" (4.47m x 2.20m) Matching range of cabinets and drawers with rolled edge worktops. Inset stainless steel sink and drainer with mixer tap. Part tiled walls. Tiled floor. Space for appliances. Viessmann gas fired combination boiler. uPVC double glazed windows to side elevations. uPVC double glazed door to garden. uPVC double glazed door to front exterior. Door to integral double garage.

Bedroom One

15' 10" x 11' 9" (4.83m x 3.58m) Radiator. TV aerial and telephone points. uPVC double glazed windows to rear and side elevations. Built-in double wardrobe. Door to:-

En-Suite Shower Room

6' 4" x 6' 2" (1.92m x 1.89m) Tiled walk-in shower area with folding seat and grab rails. White low level W.C and pedestal wash hand basin. Part tiled walls. Extractor fan. Radiator. Obscure uPVC double glazed window to side elevation.

Bedroom Two

15' 10" x 11' 9" (4.83m x 3.58m) Radiator. TV aerial and telephone points. uPVC double glazed window to rear elevation. Access to loft space.

Bedroom Three

8' 10" x 8' 2" (2.68m x 2.48m) Radiator. TV aerial point. uPVC double glazed window to front elevation.

Study/Bedroom Four

8' 9" x 8' 2" (2.67m x 2.48m) (L-shape maximum) Radiator. Telephone points. uPVC double glazed window to front elevation.

Family Bathroom

8' 2" x 6' 2" (2.48m x 1.89m) White suite comprising:- Panelled bath, corner shower cubicle, low level W.C and pedestal wash hand basin. Part tiled walls. Tiled floor. Radiator. Extractor fan. Shaver light and socket. Obscure uPVC double glazed window to side elevation.

Integral Double Garage

19' 5" x 17' 6" (5.91m x 5.34m) Electric remote operated sectional door to front. uPVC door to side. Electric consumer unit. Small loft hatch. Light, power, and water connected.

Outside W.C

White low level W.C. Obscure uPVC double glazed window.



OUTSIDE

The property is approached to the front via a gated entrance which opens onto a spacious tarmac parking area with room for several cars and a hard-standing in the corner with a large corrugated shed and stone outbuilding. There is a wide pathway to the side of the property leading to a rear south facing patio and a private wrap-around garden, laid to lawn with countryside views.

Outbuilding

12' 3" x 11' 9" (3.74m x 3.59m) Stone built. Pitched slate roof. Double doors. Attached store.

Shed

13' 3" x 10' 10" (4.03m x 3.30m) Corrugated metal construction. In poor condition.

ENERGY RATING

D (62).

COUNCIL TAX

Cornwall Council. Tax Band 'F'.

DIRECTIONS

Heading east through Lostwithiel on the A390, go through the traffic lights and continue for approximately half a mile until the property is identified on the right-hand side, just after the junction on the right.



LOUNGE



BEDROOM ONE



DINING ROOM



BEDROOM TWO



CONSERVATORY



BEDROOM THREE



KITCHEN/BREAKFAST ROOM



FAMILY BATHROOM



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

Members of the NAEA



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