

## **YARDLEY, ROSE HILL, LOSTWITHIEL, PL22 0DG**



**An individually designed three bedroom split-level detached house with no ongoing chain, offering reverse style accommodation and a popular location on the upper reaches of the town with glorious views of the surrounding countryside.**

**Accommodation Comprises:- Entrance hall, spacious lounge/diner, balcony, kitchen, bedroom/reception room, hallway, two lower ground floor bedrooms, bathroom, double glazing, gas fired central heating, off-road parking to the front, mature private rear garden with a full width patio and outbuilding.**

**£410,000**

## SITUATION

'Yardley' is situated on a private 'no through' road on the southern fringes of the town, but within a relatively short walk from the centre.

Lostwithiel is steeped in history and renowned for its vibrant community, providing a good range of amenities ranging from shops, cafes, restaurants, public houses, professional services, dentist, and health centre. There is also a main line train station on the Penzance to London line and a choice of two Primary schools. Secondary schools are available at nearby Fowey (7 miles) and Bodmin (5 miles) respectively.

A purpose-built community centre offers recreational and sporting facilities next to the 'King George V' playing field.

## ACCOMMODATION (All sizes approximate):-

### GROUND FLOOR

#### Entrance

Front entrance door opening into:-

#### Entrance Hall

Radiator. Electric consumer unit. Short flight of stairs to upper and lower floors. Door to bedroom three/reception room. Door into:-

#### Kitchen

9' 10" x 7' 11" (2.99m x 2.41m) Modern range of shaker style wall, base, and drawer units with rolled edge worktops. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Built-in electric oven and grill. Separate five burner gas hob with extractor over. Integrated fridge/freezer, dishwasher and washing machine. Part tiled walls. Tiled floor. Cupboard housing a Worcester Greenstar gas fired combination boiler. uPVC double glazed window to front elevation.

#### Bedroom Three/Reception Room

12' 8" x 9' 3" (3.87m x 2.82m) Radiator. Two uPVC double glazed windows to front elevation. Access to loft space.

### UPPER FLOOR



#### Lounge/Diner

29' 4" x 13' 9" (8.95m x 4.20m) A spacious, light, and airy room with a high mono-pitched ceiling. Three sets of uPVC double glazed sliding patio doors to rear elevation with superb views. The central patio door opens to a rear Balcony with glass balustrade. Large double glazed Velux roof window. Three high level double glazed windows to front elevation. Chimney breast with Inset glass fronted wood burner. Two radiators. TV aerial and telephone points.

### LOWER GROUND FLOOR

#### Hallway

Two built-in cupboards. Radiator. Doors to two bedrooms and bathroom.

#### Bedroom One

13' 9" x 10' 4" (4.20m x 3.16m) Radiator. uPVC double glazed sliding patio door opening to the rear patio.

#### Bedroom Two

13' 9" x 9' 10" (4.20m x 3m) Radiator. uPVC double glazed sliding patio door opening to the rear patio.

#### Bathroom

8' 2" x 8' 1" (2.49m x 2.47m) Roll top bath with mixer tap and claw feet. Corner shower cubicle. White low level W.C and vanity wash hand basin. Fully tiled walls and floor. Large heated towel rail. uPVC double glazed window to rear elevation.

### OUTSIDE

Off-road parking is provided to the front of the property and there are steps leading down to a pathway which runs along the front of the house. There is a side pathway and gate leading to an enclosed rear garden with a profusion of mature plants and trees. The garden also features a large stone patio which spans the full width of the property.

#### Outbuilding

11' 2" x 6' 7" (3.41m x 2.01m) Block built garden store with two windows.



### ENERGY RATING

D (64).

### SERVICES

Mains gas, electricity and water. Private drainage (Septic tank).

### COUNCIL TAX

Cornwall Council. Tax Band 'E'.

### DIRECTIONS

Coming from a westerly direction on the A390, proceed down the main hill (Edgcombe Road) into Lostwithiel and take the second right-hand turning onto South Street. At the crossroads turn right and proceed to the top of Rose Hill. Where the road splits go straight ahead onto the no-through road and the property is located shortly after on the left-hand side.

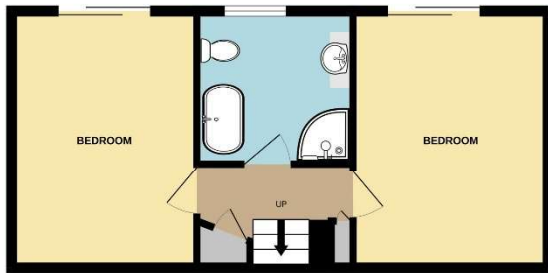




**BALCONY AND VIEW**

**LOWER GROUND FLOOR**

**GROUND 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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