

SHI-ON, BODMIN HILL, LOSTWITHIEL, PL22 0AJ



A substantial architect designed four bedroom detached family home which was built to a high specification in 2014, boasting a superb elevated position on the upper fringes of the town with views over Lostwithiel and beyond.

Accommodation Comprises:- Entrance hall, spacious lounge with wood burning stove, contemporary kitchen/diner, utility room, shower room, landing, master bedroom with balcony and en-suite bathroom, three further bedrooms, family bathroom, gas fired central heating (Under floor heating to ground floor), triple glazing, rainwater harvesting system, gated brick paved driveway, large detached garage, private south facing rear garden with adjoining granite paved seating areas.

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SITUATION

Lostwithiel is a popular Mid-Cornwall town which is steeped in history and renowned for its vibrant community. The town boasts a variety of independent shops, cafes, restaurants, public houses, professional services, dentist and health centre. There is a main line train station, a choice of two primary schools and a pre-school. Secondary level schooling is catered for at nearby Fowey (7 miles) and Bodmin (5 miles) respectively. A purpose-built community centre provides recreational and sporting facilities, next to the King George V playing field and the River Fowey.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Covered Entrance

Front entrance door opening into:-

Entrance Hall

Tiled floor. Turning oak staircase to first floor. Under stairs cupboard. Doors to shower room and kitchen/diner. Door into:-



Lounge

27' 6" x 23' 0" (8.37m x 7m) Triple glazed windows to front and side elevations. Large bi-fold doors opening to the rear garden. Rotating wood burner (Installed in 2017).

Kitchen/Diner

27' 5" x 17' 7" (8.36m x 5.37m) (Maximum) Featuring an extensive range of high quality wall, base, and drawer units with stylish Corian worktops. Inset one and a half bowl sink and drainer with mixer tap. Built-in electric oven and grill. Large inset induction hob with extractor over. Integrated dishwasher. Space for fridge/freezer. Part tiled walls. Tiled floor. Two tripled glazed windows to side elevation. Large bi-fold doors opening to the rear garden. Door into:-

Utility Room

7' 3" x 6' 3" (2.21m x 1.91m) Tiled floor. Viessmann gas fired system boiler. Hot water storage cylinder. Space and plumbing for washing machine. Electricity consumer unit. Extractor fan.

Shower Room

7' 4" x 5' 10" (2.24m x 1.77m) Suite comprising:- Large shower cubicle, low level W.C and vanity wash hand basin. Part tiled walls. Tiled floor. Heated towel rail. Extractor fan. Obscure triple glazed window to side elevation.

FIRST FLOOR

Landing

Spacious main landing area with Velux roof windows enjoying views over the town. Triple glazed window to side elevation. Access to loft space. Radiator. Doors leading to all bedrooms and family bathroom.

Bedroom One

24' 5" x 14' 10" (7.44m x 4.52m) (Maximum) Dual aspect room with triple glazed windows to front and rear elevation. Double doors opening to a balcony which overlooks the rear garden. Radiator. Access to eaves. Range of fitted wardrobes. Door to:-

En-Suite Bathroom

10' 1" x 7' 11" (3.07m x 2.41m) Suite comprising:- Panelled bath with shower over, low level W.C and wash hand basin. Part tiled walls. Chrome heated towel rail. Extractor fan. Shaver socket. Velux roof window.

Bedroom Two

17' 7" x 11' 1" (5.37m x 3.38m) Velux roof window enjoying views over the town. Triple glazed window to side elevation. Radiator.

Bedroom Three

12' 6" x 10' 5" (3.81m x 3.17m) Triple glazed window to side elevation. Radiator.

Bedroom Four

14' 8" x 7' 9" (4.47m x 2.37m) Triple glazed window to front elevation. Velux roof window. Radiator.

Family Bathroom

9' 10" x 6' 5" (3m x 1.96m) White suite comprising:- Panelled bath, low level W.C and wash hand basin. Part tiled walls. Shaver socket. Velux roof window.



OUTSIDE

The property is accessed via double gates, opening onto a brick paved driveway with ample parking space and a detached garage. There are steps leading down to the front door and a gently sloping pathway which provides easy access to the side and rear of the property. To the rear is a private and beautifully designed south facing garden which is partly laid to lawn with attractive granite paved seating areas.

Detached Garage

19' 0" x 14' 10" (5.79m x 4.52m) Electric up and over sectional door to front. Light and power connected. Personal door and window to side.

ENERGY RATING

B (84).

SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX

Cornwall Council. Tax Band 'F'.

DIRECTIONS

Entering Lostwithiel from a westerly direction on the A390, take the second left-hand turning onto Bodmin Hill. Continue up the hill until the property is identified on the left-hand side, just past 'The Brambles'.



LOUNGE



BEDROOM TWO



KITCHEN/DINER



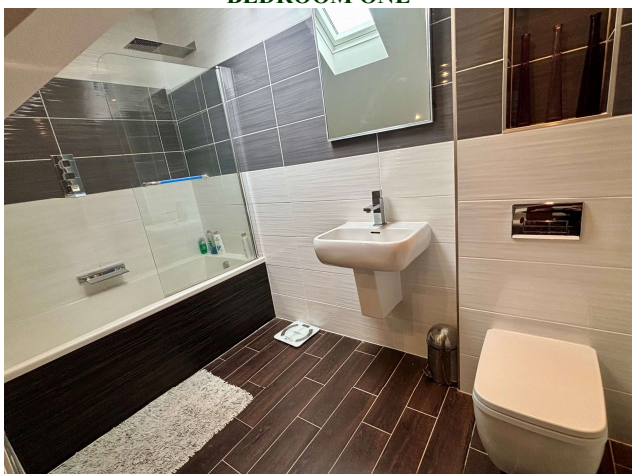
BEDROOM THREE



BEDROOM ONE



BEDROOM FOUR



EN-SUITE BATHROOM



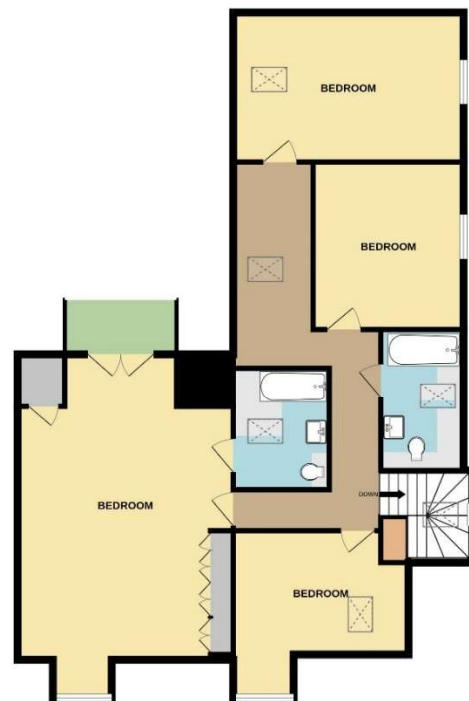
FAMILY BATHROOM



FRONT ELEVATION AND REAR GARDEN

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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