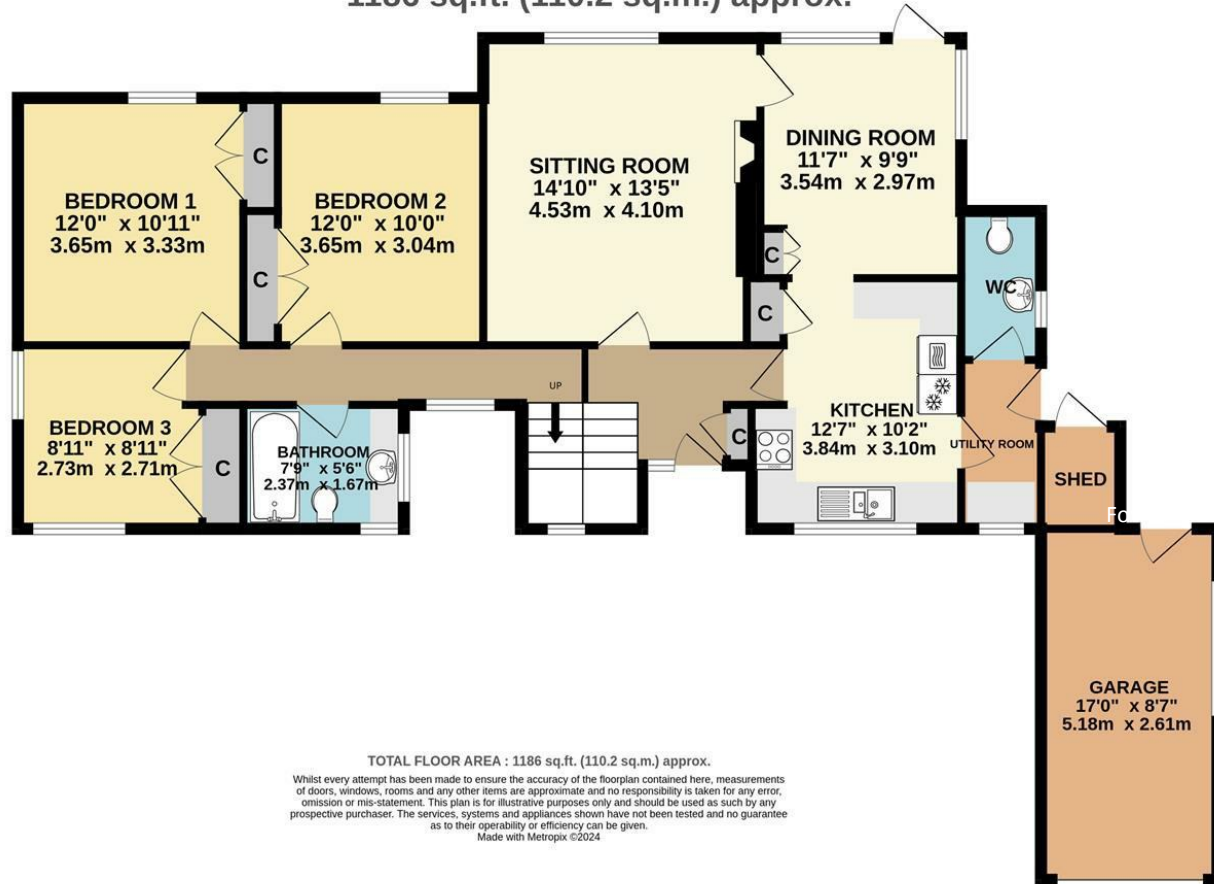
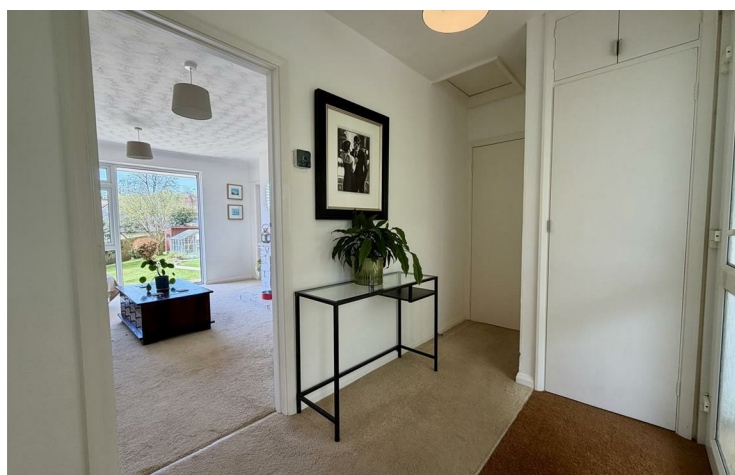




GROUND FLOOR
1186 sq.ft. (110.2 sq.m.) approx.



**CHY-FORSTOR TERRAS HILL,
LOSTWITHIEL, PL22 0AP
GUIDE PRICE £550,000**



A BEAUTIFULLY PRESENTED 3 BEDROOM SPLIT LEVEL BUNGALOW WITH PARKING FOR SEVERAL CARS. FABULOUS, ENCLOSED LARGE REAR GARDEN WITH VIEWS ACROSS TO THE TOWN. GARAGE WITH DRIVEWAY PARKING. SOUTHERLY FACING, PRIVATE AND PEACEFUL LOCATION. PLANNING APPROVED TO CREATE NEW 1ST FLOOR EXTENSION. PA23/05090. NO ONWARD CHAIN.

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.





Chy-Forstor Terras Hill, Lostwithiel, PL22 0AP

The Location
 Formerly the ancient capital of the County, Lostwithiel occupies an attractive valley setting and is regarded as one of Cornwall's most attractive small towns. There is a real sense of community here, with shops for most day to day needs, lovely pubs and restaurants, a doctor's surgery, modern dental surgery, and access to the beautiful waters of the Fowey River. The town also has a main line Railway Station with links to Paddington, London. Two local schools provide education for primary school age children. There are many world class gardens to be found in the immediate area and the fascinating Eden Project with its futuristic biomes is just a few miles away. There are good road links to the motorway system via the A38/A30, and there are flights to London from Newquay.

The Property
 This lovely home is a must see! Located in a quiet and peaceful setting, yet just a short walk into the popular town of Lostwithiel, this property really does offer it all!

With lovely, light and airy accommodation, this spacious bungalow is arranged over two levels. The living accommodation is generous and benefits from super views to the beautiful and private garden. The bedrooms are located to one end of the property with the two largest rooms having garden views. The third bedroom/study overlooks one of the driveways. There are two driveways with parking for numerous vehicles and a single garage, currently used for storage.

There is approved planning permission to extend the property to create a new first floor level, widen the existing garage and create a new porch - PA23/05090 which was approved in December 2023. Please ask for further details.

The Accommodation
 From the front garden a door opens to the spacious hallway, with steps leading down to the bedrooms. From the hallway, a door opens to the spacious sitting room with large picture window to the rear garden. A fireplace houses a fore for those chillier evenings.

From the sitting room a door opens to the dining room, again with lovely garden views and a door opens to the rear patio.

The well appointed kitchen offers plenty of space for the enthusiastic chef, with a range of base and wall units and ample worksurface over. With inset oven and 4 ring hob, 1 1/2 composite sink and drainer and window overlooking the pretty front garden. From the kitchen a door opens to the utility room with window to the front garden, space for washing machine and dishwasher, and a door opens to the side of the property. A useful cloakroom has WC and wash hand basin.



From the hallway, stairs lead down to the lower part of the property where there are 3 bedrooms and a family bathroom. The principal bedroom is a generous size, with lovely views over the rear patio and garden. There is a built in storage cupboard.

The second bedroom is also a good sized double room, again with large window overlooking the rear garden. Built in storage cupboard.

The third bedroom is a small double and is currently used as a study. There is a window to the gravelled driveway and a further window to the front of the property offers further light and there is a built in storage cupboard.

The stylish family bathroom has a tiled floor and fully tiled walls, panelled bath with shower over, vanity unit with storage underneath, wash basin and WC. There are two windows with opaque glazing.

Outside
 Approached directly from Terras Hill, there are two driveways, one tarmac and one gravelled. There is parking for 5 or more vehicles. A single garage will take a car or can be used for storage. Paths lead around the side of the property to an enviable garden, laid mainly to lawn and enclosed by stone walling or mature hedging. There are a number of mature fruit trees in the garden, along with a range of beautiful, mature shrubs adding colour at various times of the year. A large paved patio makes the most of the south facing aspect and is an ideal place for a spot of sunbathing or entertaining into a sunny evening.

The front garden has steps leading down from the tarmac drive and is planted with mature shrubs giving a good degree of privacy.

EPC RATING - E
COUNCIL TAX BAND - D
FREEHOLD

Viewing
 Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.
 Tel: 01726 832299 Email: info@maywhetter.co.uk

Services
 None of the services, systems or appliances at the property have been tested by the Agents. Mains supply, private drainage, oil fired central heating.