

C A S T L E H I L L

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THE PROPERTY SHOP








LOSTWITHIEL

PRICE
£449,950

Castle Hill Cottage

FOR SALE

PROPERTY TYPE

 Detached


BEDROOMS

 3

BATHROOMS

 1

LOCATION

 Lostwithiel

EPC RATING

 C

- Detached Modern Residence
- Three Bedrooms
- Spacious Living Room
- Contemporary Kitchen/Diner

- Wood Burner
- Extensive Private Parking
- Quality Fixtures Throughout
- Move-In Ready Condition





CASTLE HILL COTTAGE

An exceptional detached three-bedroom home, beautifully presented throughout and offering spacious, contemporary accommodation in a highly convenient town setting. Constructed and maintained to an excellent standard, the property combines modern comfort with quality finishes, generous parking and an attractive low-maintenance exterior, making it an ideal family home, lock-up-and-leave residence or investment opportunity.

The welcoming entrance hall leads through to a superb dual-aspect living room, a bright and inviting space centred around a striking Arctic 5kW multi-fuel stove set upon a slate hearth with a solid oak lintel above. Large high-quality windows flood the room with natural light, while the carefully considered layout provides ample space for both relaxing and entertaining. The adjoining kitchen/dining room is equally impressive, fitted with a range of contemporary units and integrated appliances including a Neff Slide & Hide pyrolytic oven, CDA induction hob, canopy extractor, dishwasher, wine cooler and AEG refrigeration appliances.

To the first floor are three well-proportioned bedrooms and a stylish family bathroom. The principal bedroom enjoys a particularly attractive outlook and generous proportions, while the remaining bedrooms offer flexible accommodation for family members, guests or those working from home. The bathroom has been fitted by Quality Bathrooms and features an Aqualisa digital shower, modern sanitaryware and an illuminated heated mirror.

Throughout the property, attention to detail is evident in every room, from the quality internal doors supplied by Howdens to the attractive Idigbo staircase and premium glazing. A combination of sash and tilt-and-turn windows enhances both the character and practicality of the home, while an Ideal gas-fired boiler provides efficient central heating and hot water.

Externally, the property continues to impress with a substantial cobbled concrete courtyard finished in slate grey, providing extensive off-road parking for multiple vehicles. Solid Idigbo timber gates create an attractive and secure entrance, while the low-maintenance outside space offers flexibility for entertaining, additional parking or secure storage. An electric canopy provides welcome shelter and enhances the usability of the outdoor space throughout the year.

Occupying a prominent position within the town, the property enjoys pleasant outlooks across the surrounding area and has been exceptionally well cared for by the current owners. Combining generous accommodation, quality specification and extensive parking, this is a rare opportunity to acquire a modern detached home that is ready to move straight into and enjoy from day one.



Schools: Lostwithiel Primary School, St. Winnow C of E School, Fowey River Academy, Bodmin College

Transport Links: Lostwithiel Railway Station

Viewing: Strictly by appointment.

Directions: Sat Nav PL22 0DD

What3Words: ///charging.probably.tidal

Local authority: Cornwall Council

Council Band: C

Tenure: Freehold

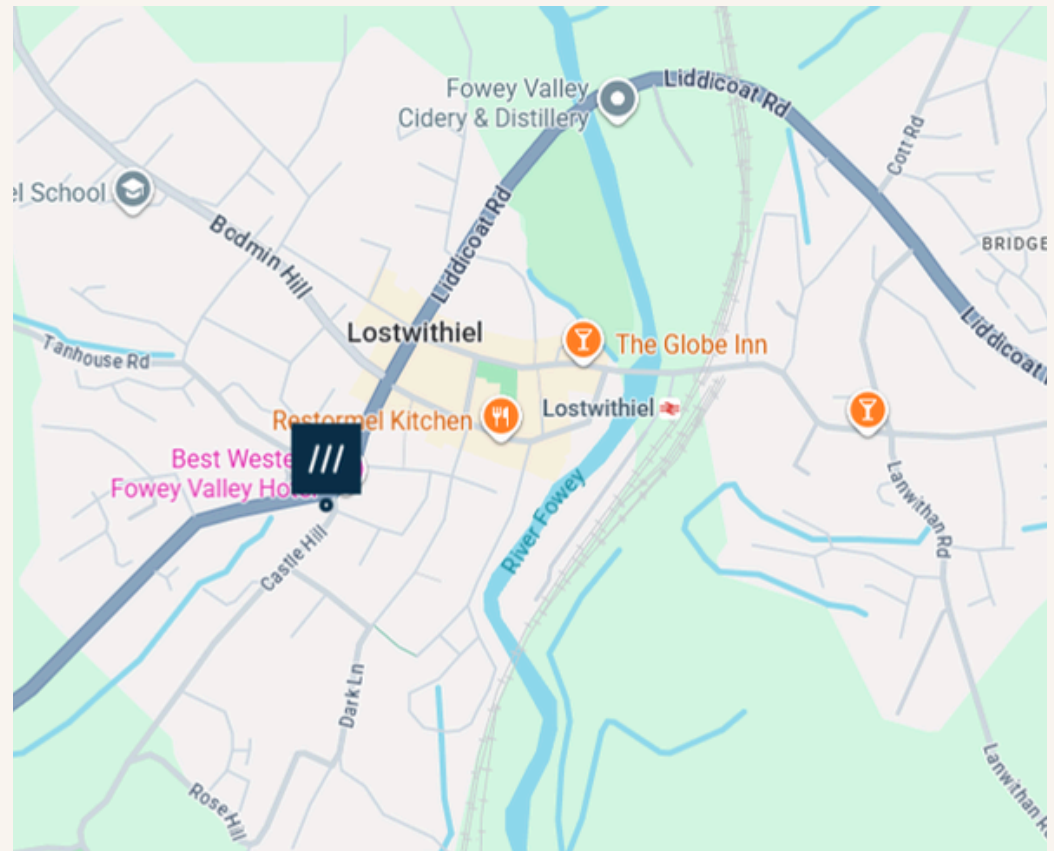
Services:

Heating – Mains Gas

Electric – Mains

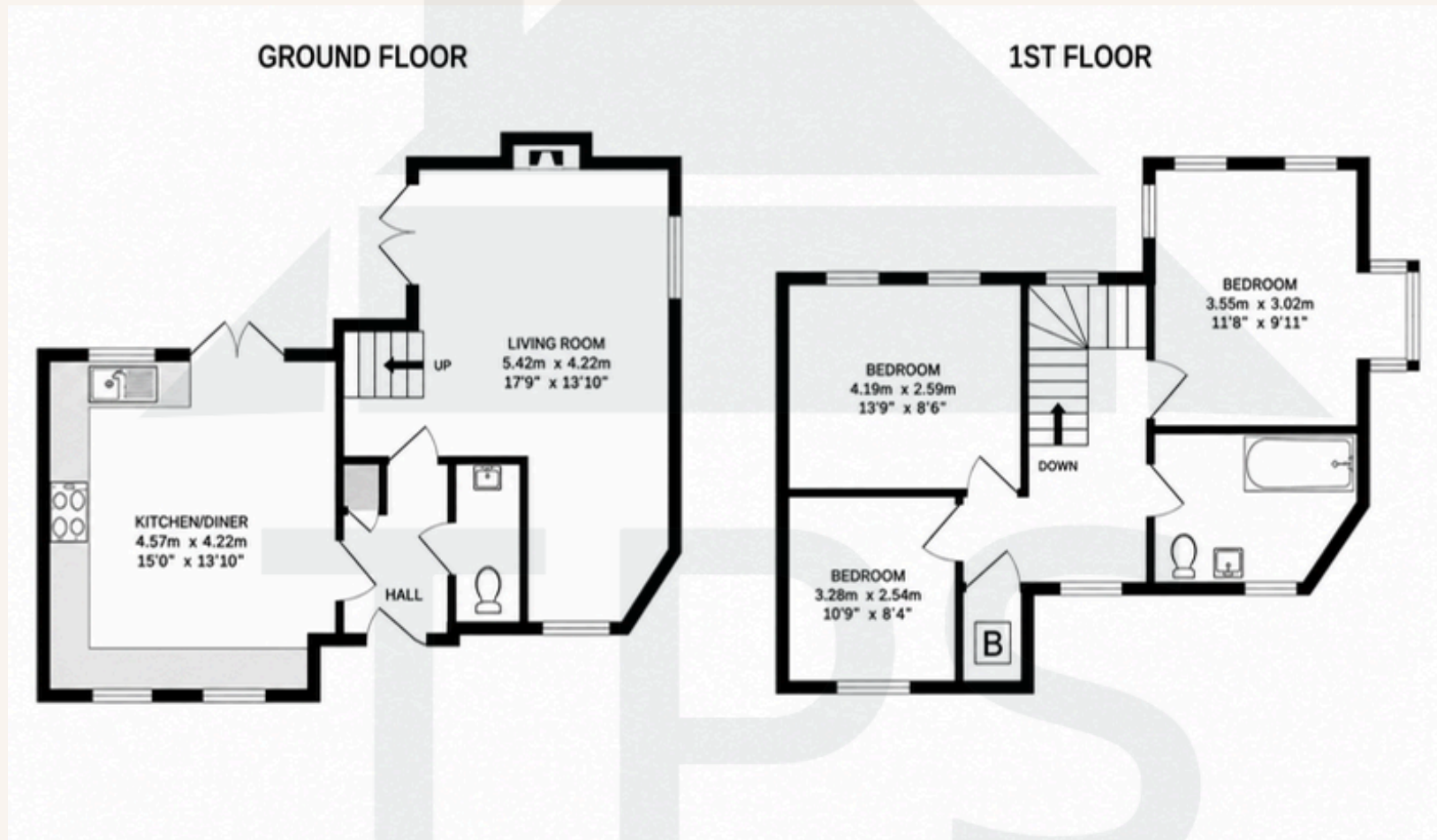
Water - Mains

Sewerage- Mains



VIEW PROPERTY ONLINE





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



TO FIND OUT MORE

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