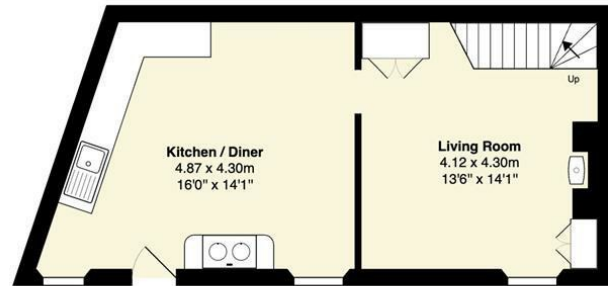




MAY WHETTER & GROSE

WILLOW COTTAGE, 15 GRENVILLE ROAD, LOSTWITHIEL, PL22 0EP GUIDE PRICE £420,000

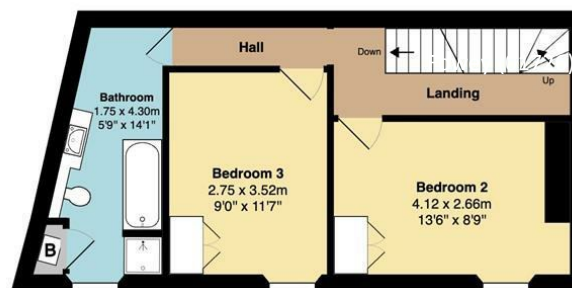
Ground Floor
Area (approx): 39.0 m² ... 420 ft²



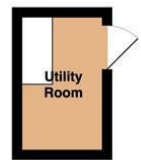
Attic
Area (approx): 32.1 m² ... 345 ft²



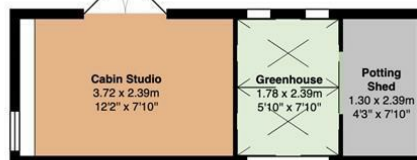
1st Floor
Area (approx): 38.0 m² ... 409 ft²



Outbuilding
Area (approx): 3.2 m² ... 35 ft²



Outbuilding
Area (approx): 12.0 m² ... 129 ft²



Total Area: 124.3 m² ... 1338 ft² (excluding greenhouse)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



A BEAUTIFUL 3 BEDROOM COTTAGE, TUCKED AWAY IN A VERY PRIVATE LOCATION YET JUST A SHORT WALK TO TOWN. PRETTY SOUTH FACING COTTAGE GARDEN WITH A HUGE DEGREE OF PRIVACY AND THE ADDED BENEFIT OF WOODEN CABIN AND FURTHER STORAGE/POTTING SHED.



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.



Fowey (01726) 832299



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www.maywhetter.co.uk info@maywhetter.co.uk



Willow Cottage, 15 Grenville Road, Lostwithiel, PL22 0EP

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 gorgeous property is a much loved home and you can tell the moment you walk through the door. With oodles of character and great attention to detail, this beautiful home is ready for a new owner to enjoy.

The house is presented to a high standard and decorated in lovely pastel colours enhancing the lovely setting and feeling of calm. The gardens are a delight and planted with an array of colourful flowers, shrubs and trees and gets sun for the majority of the day. The addition of the cabin offers a flexible additional space which can be used as an office/study or overflow accommodation.

Accommodation
 A stable door opens to a fabulous and well appointed kitchen/dining room complete with a cream AGA and a range of base units. A lovely terracotta tiled floor adds to the character of the room and 2 windows bring in lots of light.

The charming sitting room has an impressive exposed stone fireplace housing a Clearview multi fuel stove and a window overlooks the garden with a glazed door opens to the garden. There are a range of storage cupboards under the stairs with shelf over and further cupboards to the side of the fireplace. Stairs rise to the first floor.



On the first floor, the landing leads to a double bedroom with window overlooking the garden and a cupboard offers storage. There is a further double bedroom, also with window to the garden. The family bathroom has a panelled bath, separate shower cubicle, WC and wash hand basin with wooden floor.

Stairs rise from the landing to the second floor where you will find the principal bedroom suite, a lovely spacious room with 2 roof windows and cupboards to one side offering storage and hanging space. A door opens to the en suite shower room, with Velux window, shower cubicle, WC and wash hand basin.

Outside
 The property is approached from Grenville Road via a wrought iron gate, along a pedestrian path (shared use with neighbour). A further timber gate offers additional security and leads into the garden which is enclosed by fencing and mature hedging. Great care and attention shows in the choice of plants and shrubs in the carefully planned garden. A number of borders house interesting specimens of flowers and plants giving colour all year round. A paved pathway leads through the garden and there are areas for table and chairs to make the most of the sun and enjoy al fresco living.

Also in the garden there is the benefit of fabulous cabin which is bespoke designed and has planning approval. It is a cedar wood building with cedar shingle roof and offers office/additional accommodation space, greenhouse and potting shed all with electricity.

There is also an additional shed which is insulated and has electric and plumbing for a washing machine.

Council Tax Band - C

EPC Rating - C

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. Gas central heating and gas AGA.

Local Authority
 Cornwall Council.