

**OLD RAILWAY COTTAGE,
13 GRENVILLE ROAD, LOSTWITHIEL,
PL22 0EP**



An attractive three bedroom semi-detached Victorian house, boasting flexible accommodation arranged over three floors and a private tucked away location just a short walk from the River Fowey and town centre.

Accommodation Comprises:- Entrance hall, lounge, conservatory, dining room, kitchen, ground floor wet room, landing, two double bedrooms on the first floor, family bathroom, second floor living room with small kitchen area, further double bedroom, double glazing, gas fired central heating, secluded south facing garden, brick paved patio and pergola, numerous sheds and a greenhouse.

Guide Price £380,000

SITUATION

Grenville Road is situated a short distance from the Tudor Bridge which crosses the River Fowey into the town centre. The ancient town of Lostwithiel is steeped in history and renowned for its vibrant community, offering a good range of amenities including a variety of 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 purpose-built community centre. Lostwithiel lies just a few miles from the south coast and about a fifteen-minute drive from the world renowned 'Eden Project'.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

uPVC double glazed front entrance door opening into:-

Entrance Hall

Mosaic tiled floor. Stairs rising to the first floor. Electricity meter and consumer unit. Part glazed door into:-

Dining Room

12' 8" x 11' 4" (3.85m x 3.46m) uPVC double glazed window to front elevation. Radiator. Laminate floor. Under stairs void. Part glazed door to kitchen. Doorway to:-

Lounge

12' 6" x 10' 6" (3.81m x 3.19m) Fireplace with inset wood burning stove and slate hearth. Radiator. Laminate floor. uPVC double glazed door to:-

Conservatory

11' 1" x 10' 7" (3.37m x 3.23m) uPVC double glazed windows, roof and french doors opening to the garden. Radiator. Tiled floor.

Kitchen

13' 3" x 8' 9" (4.05m x 2.67m) Matching 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. Space for electric cooker with extractor over. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Part tiled walls. Slate tiled floor. Telephone point. uPVC double glazed window to front elevation. uPVC double glazed stable door to garden. Door into:-

Wet Room

11' 2" x 5' 0" (3.40m x 1.52m) Walk-in shower area with glass side screen. White low level W.C and pedestal wash hand basin. Slate tiled floor. Fully tiled walls. Chrome heated towel rail. Extractor fan. Shaver socket. Obscure uPVC double glazed internal window. Obscure uPVC double glazed window to front elevation. Double glazed Velux roof window.

FIRST FLOOR

Landing

Telephone point. Doors to two bedrooms and family bathroom. Radiator. Obscure uPVC double glazed window to side elevation. Turning staircase to second floor.

Bedroom One

15' 6" x 9' 6" (4.73m x 2.90m) (Maximum) Two uPVC double glazed windows to front elevation. Radiator.

Bedroom Two

12' 9" x 10' 2" (3.89m x 3.09m) uPVC double glazed window to front elevation. Radiator.

Family Bathroom

9' 8" x 7' 9" (2.95m x 2.37m) White suite comprising:- Panelled bath with shower over and side screen, low level W.C and pedestal wash hand basin. Part tiled walls. Extractor fan. Shaver socket. Heated towel rail. Built-in airing cupboard enclosing a Worcester gas fired combination and shelving. uPVC double glazed window to front elevation.

SECOND FLOOR



Living Room/Kitchen

18' 9" x 9' 3" (5.71m x 2.83m) Two double glazed sash windows to front elevation with fitted shutters. Radiator. Access to eaves. Telephone point. Small kitchen area with matching shaker style wall, base and drawer units with rolled edge worktops. Inset one and a half bowl sink and drainer with mixer tap. Space for electric cooker with extractor over. Door to:-



Bedroom Three

11' 1" x 9' 4" (3.39m x 2.84m) Double glazed sash window to front elevation. Radiator.

OUTSIDE

The property is approached from Grenville Road via a wrought iron gate and a shared pathway, leading to the private entrance gate of No.13. The property boasts a delightful south facing garden with a level lawn, bricked paved pathways and a sheltered patio area featuring a timber pergola. There are several sheds, a bin/recycling store and greenhouse.

Main Shed

11' 7" x 5' 7" (3.52m x 1.70m) Door to front. Window to side. Light connected.

ENERGY RATING

D(66).

COUNCIL TAX

Cornwall Council. Tax Band 'C'.

DIRECTIONS

Proceed to the end of Fore Street in Lostwithiel and turn right at the T-junction over the Tudor Bridge. Continue over the level crossing onto Grenville Road and then carry on until the gated entrance for No.13 is identified on the right-hand side, just after the bend.



DINING ROOM



BEDROOM ONE



LOUNGE



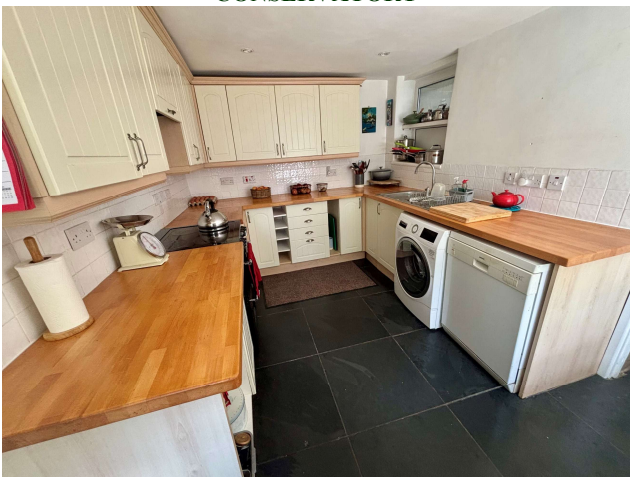
BEDROOM TWO



CONSERVATORY



FAMILY BATHROOM

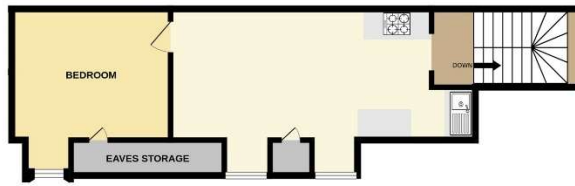


KITCHEN



SOUTH FACING GARDEN

2ND FLOOR



1ST 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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