

# RESTORMEL HOUSE

LOSTWITHIEL



RESTORMEL HOUSE



Lostwithiel


PRICE  
£449,000

RESTORMEL HOUSE



# FOR SALE

PROPERTY TYPE

 Detached


BEDROOMS

 3

BATHROOMS

 2

LOCATION

 Lostwithiel

EPC RATING

 D

- Chain Free
- Flat location next to Town Centre
- Panoramic views from the Living room, Kitchen and Dining room.
- EPC- D

- Driveway/Garage parking for several vehicles
- Three Double Bedrooms
- Kitchen and walk in Pantry/ Second kitchen







## Restormel House

Restormel House is a charming three bedroom home set in a highly sought after location, offering a wonderful blend of comfort, practicality and everyday convenience. Ideally positioned on the flat next to Lostwithiel's historic town centre, the property is within easy walking distance of local shops, cafes and excellent schools. It also benefits from ample off road parking, a garage, a workshop and a lovely private garden.

You enter on the first floor into a spacious entrance hall that sets a welcoming tone. Just off to the left, the living room provides a warm and inviting space, complete with an integrated dining area that works perfectly for family meals or entertaining guests. The kitchen is well proportioned and thoughtfully arranged, featuring an Aga along with a second smaller kitchen or walk in pantry, creating great flexibility for daily life.

This level also includes a generous double bedroom and a shower room with a separate WC. There are several built in cupboards and storage areas across both floors, ensuring the home remains practical as well as comfortable.

From a second right hand entrance hall beside the kitchen, there is direct access into the garage, adding further convenience. The garage itself is a very good size and includes space currently used as a utility area, along with a useful WC. A separate workshop, accessed from the back garden, provides additional room for hobbies, storage or creative projects.

The ground floor hosts two further double bedrooms, one of which is currently arranged as an office, along with a family bathroom. A bright and airy conservatory connects the interior with the outdoors, enhancing the sense of space and light throughout the home.

Outside, the large sunny private garden is a standout feature, offering a secure and peaceful setting for entertaining, gardening or simply enjoying the fresh Cornish air. The generous driveway provides excellent parking for multiple vehicles in addition to the garage.

Restormel House combines a tranquil setting with superb convenience, creating an inviting and versatile home in one of Cornwall's most picturesque and well connected towns.







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

**Transport Links:** Located in Lostwithiel, Railway Station just a short walk

**Viewing:** Strictly by appointment.

**Directions:** Sat Nav PL22 0EE

**What3Words** [///fallen.sweat.showcases](#)

**Local authority:** Cornwall Council

**Council Band:** D

**Tenure:** Freehold

**Services:**

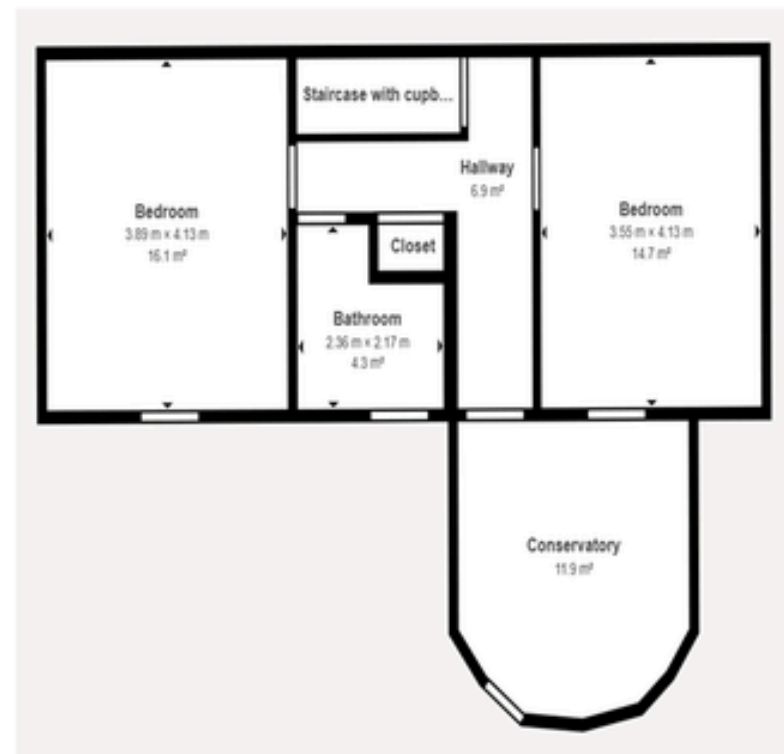
Heating – Mains

Electric – Mains

Water - 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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