13 BRUNEL QUAYS, LOSTWITHIEL, PL22 0JB

An attractive four bedroom individual style house, boasting a stunning position on the banks of the River Fowey within the prestigious and sought-after development of Brunel Quays in the heart of the town.

Accommodation Comprises:- Hallway, cloakroom, lounge/diner, kitchen with integrated appliances, shower room, four bedrooms, bathroom, triple glazing, gas fired central heating, balcony, south facing patio garden, allocated parking space and car port.

£490,000

SITUATION

Brunel Quays is a prestigious and highly sought after development on the banks of the River Fowey and just a short level walk from the Tudor Bridge which crosses over to the town centre. Lostwithiel is steeped in history and renowned for its vibrant community, boasting a variety of independent shops, cafes, restaurants, public houses, professional services, dentist, and health centre. There is a main line train station on the Penzance to London line, a choice of two primary schools and a pre-school. Secondary schools are located at nearby Fowey (7 miles) and Bodmin (5 miles) respectively. A purpose-built community centre provides recreational and sporting facilities, located next to the King George V playing field.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance
Part glazed front entrance door opening into:-

Hallway
Radiator. Telephone point. Stairs rising to first floor. Under stairs cupboard. Door to lounge/diner. Door to:-

Cloakroom
White low level W.C and wash hand basin. Extractor fan. Part tiled walls.

Lounge/Diner
20' 3" x 14' 4" (6.18m x 4.36m) A superb dual aspect room with large windows to side and rear elevations with views overlooking the river. Door opening to the rear patio. Two radiators. TV aerial and telephone points. Built-in under stairs cupboard with shelving, electric consumer unit and meter box. Doorway to:-

Kitchen
12' 5" x 7' 4" (3.79m x 2.24m) Galley style kitchen featuring a modern range of wall, base and drawer units with rolled edge worktops. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Built-in electric double oven with four ring gas hob above and stainless steel extractor over. Integrated fridge/freezer, washing machine and slimline dishwasher. Under-cabinet lighting. Part tiled walls. Window to front elevation.

FIRST FLOOR

Landing
Window to front elevation with views overlooking the river. Radiator. Stairs to second floor. Doors to two bedrooms and shower room. Built-in airing cupboard housing a Vaillant gas fired combination boiler, shelving and hanging rail.

Bedroom One
14' 4" x 13' 5" (4.37m x 4.09m) A superb dual aspect room which has been used as a second lounge, featuring large windows to side and rear elevations with views overlooking the river. Door opening to a south facing Balcony. Two radiators. TV aerial and telephone points.

Shower Room
7' 6" x 6' 7" (2.28m x 2m) Suite comprising:- Shower cubicle with seat, white low level W.C and pedestal wash hand basin. Part tiled walls. Radiator. Extractor fan.

Bedroom Two
12' 4" x 7' 5" (3.76m x 2.27m) Window to front elevation. Radiator. Fitted cabinets and drawers.

SECOND FLOOR

Landing
Doors to two bedrooms and bathroom. Small mezzanine with built-in storage (Accessed via a pull-down ladder).

Bedroom Three
14' 5" x 12' 8" (4.39m x 3.86m) (Plus door recess) Sloping ceiling with three double glazed Velux roof windows. Radiator. Telephone point. Built-in wardrobe with radiator and additional storage above.

Bedroom Four
14' 4" x 12' 4" (4.38m x 3.75m) (L-shape maximum) Sloping ceiling with three double glazed Velux roof windows. Radiator. Fitted wardrobes and under-eaves storage.

Bathroom
7' 5" x 7' 3" (2.26m x 2.20m) Suite comprising:- White panelled bath with mixer shower, low level W.C and pedestal wash hand basin. Radiator. Extractor fan. Shaver light and socket.

OUTSIDE
The property boasts a south facing patio garden with a flowerbed border and a stunning outlook of the River Fowey. There is a smaller patio area on the west side of the property, which also overlooks the river. The property benefits from off-road parking to the front and a nearby Car Port.

TENURE
The property is held on the remainder of a 999 year lease, but also owns a share of the Brunel Quays Estate Freehold.

MANAGEMENT CHARGE
Currently £165 a month (£1980 a year), effective from 1st Nov 2025 - 31st Oct 2026 and is payable to Belmont Property Management.

ENERGY RATING
C (79).

COUNCIL TAX
Cornwall Council. Tax Band 'C'.

DIRECTIONS
From the A390 at Lostwithiel, turn into Fore Street at the traffic lights and follow this road down to the Tudor bridge. Turn right over the bridge and then take the next right-hand turning into Brunel Quays. No.13 is located at the far end of the development next to the river.

LOUNGE AREA

SHOWER ROOM

DINING AREA

BEDROOM TWO

KITCHEN

BEDROOM THREE

BEDROOM ONE OR SECOND LOUNGE

BEDROOM FOUR

SOUTH FACING REAR PATIO GARDEN

FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)

Members of the NAEA

St Austell
18 Duke St, St Austell
PL25 5PH
01726 73483
staustell@jefferys.uk.com

Lostwithiel
5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

Liskeard
17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com

ESTABLISHED 1865
Jefferys

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. IN ACCORDANCE WITH GDPR (GENERAL DATA PROTECTION REGULATION): Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent and the "Experts in Property" of which Jeffery's is a member for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.