

21 THE YARD, LOSTWITHIEL, PL22 0FD



A stylish and beautifully appointed two bedroom ground floor apartment, which is subject to a Section 106 agreement as a discounted property for those who meet the local connection and eligibility criteria, set within a modern cul-de-sac development in the heart of the town.

Accommodation Comprises:- Open plan lounge/kitchen/diner, utility room/cloakroom, bathroom, two bedrooms, gas fired central heating (Under-floor), high performance glazing, allocated parking space and an enclosed south-west facing rear garden.

£138,000

SITUATION

The Yard is a modern cul-de-sac development by Wombwell Homes, conveniently situated on the level in the heart of the town and a short walk from the River Fowey. 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, two primary schools, dentist and health centre. There is also a main line train station on the Penzance to London line and a purpose-built community centre.

ACCOMMODATION (All sizes approximate):-

Covered Entrance

Front entrance door opening into:-



Open Plan Lounge/Kitchen/Diner

Lounge Area

13' 11" x 13' 5" (4.24m x 4.09m) Full height window and sliding patio door opening to the front. Master telephone socket. TV aerial and telephone points. Wide opening to:-

Kitchen/Diner

11' 11" x 11' 1" (3.62m x 3.37m) Featuring a modern range of cream fronted 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. Built-in Zanussi fan assisted electric oven with inset four ring electric hob above and extractor over. Integrated fridge/freezer and dishwasher. Doors to bedrooms and bathroom. Door to:-

Utility Room/Cloakroom

6' 2" x 4' 11" (1.88m x 1.51m) White low level W.C. Rolled edge worktop with inset stainless steel circular sink and mixer tap. Cupboard below. Space and plumbing for washing machine. Extractor fan. Electricity consumer unit.

Bathroom

6' 1" x 5' 10" (1.86m x 1.77m) White suite comprising:- Panelled bath with mixer shower and side screen, low level W.C and pedestal wash hand basin. Part tiled walls. Tiled floor. Chrome wall mounted heated towel rail. Extractor fan. Shaver light and socket.

Bedroom One

11' 2" x 9' 9" (3.40m x 2.98m) Full height window and door opening to the rear garden.

Bedroom Two

11' 2" x 8' 2" (3.40m x 2.48m) Full height window and door opening to the rear garden. Cupboard housing a gas fired combination boiler.

OUTSIDE

Allocated parking space for one vehicle in the designated parking area. The property is accessed to the front via a footpath and a shared pathway. To the rear is a small enclosed garden laid to lawn and patio with a pedestrian gate for rear access.

TENURE

Leasehold with the remainder of a 999 year lease from new.

SERVICE CHARGE

Currently £155 a month (£1860 a year), which is payable to Belmont Property Management. There is also an annual Ground Rent of £120.

SECTION 106 ELIGIBILITY

This Section 106 discounted apartment is being offered at £138,000 which represents 60% of the full market value.

We would be looking to prioritise someone with an Area Local Connection to Lostwithiel.

- Current residency/permanent employment of 16+ hours per week for 3+ years.

OR

- Former residency of 5+ years.

OR

- Close family member (Mother/Father/Sister/Brother/Son/Daughter).

- Been a resident for at least 10 out of the first 16 years of their life.

OR

- Born in the parish.

After 14 days of marketing we can consider those who have a local connection to the adjoining parishes of St Sampson, St Winnow, Lanlivery and Lanhydrock.

After 28 days of marketing we can consider those with a Local Connection to Cornwall. Please note that local connection exemptions apply to applicants who are subject to the Armed Forces Covenant, Care Leavers under the age of 25 and/or Victims of Domestic Abuse should the local connection cascade to Cornwall be triggered.

ENERGY RATING

B (84).

COUNCIL TAX

Cornwall Council. Tax Band 'B'.

DIRECTIONS

Proceed through Fore Street in Lostwithiel and turn right at the T-junction over the Tudor bridge. Continue over the level crossing onto Grenville Road and take the next left into The Yard. Continue and follow the road around to the right. No.21 is then located on the right-hand side just below the allocated parking area.



LOUNGE AREA



BEDROOM ONE



KITCHEN/DINER



BEDROOM TWO



UTILITY ROOM



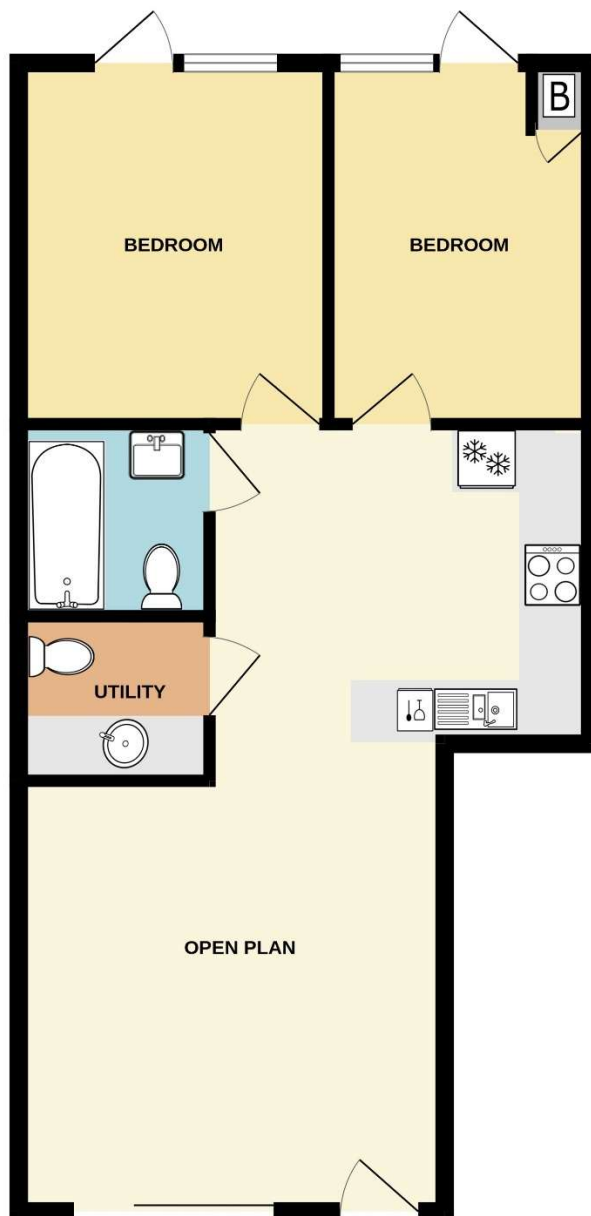
GARDEN



BATHROOM



REAR ELEVATION



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026

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



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