



Ledrah

Lostwithiel, Cornwall, PL22 0HX

KIVELLS



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Guide Price **£575,000**

Characterful three-bedroom linked detached barn conversion on the outskirts of Lostwithiel

Spacious living accommodation arranged over two floors

Double garage, workshop, studio and ample off-road parking

Generous, mature gardens with lawns, established trees, shrubs and flower beds

Fantastic opportunity to modernise and create a home to suit your own style



Description...

Situated on the outskirts of the popular town of Lostwithiel, this spacious three-bedroom linked detached barn offers a fantastic opportunity to create a wonderful family home.

Owned by the same family for over 20 years, the property is full of character, featuring a welcoming living room with a wood-burning stove and well-proportioned accommodation throughout.

While it would benefit from some updating, it offers plenty of scope to modernise.

Outside, the generous grounds include lawns, a variety of mature trees and planting, a workshop, studio, double garage and ample off-road parking, all set within a peaceful location.

A charming home with space, character and huge potential in a wonderful location, occupying a large enclosed plot.



Accommodation

Entrance via a wooden door with single glazed panelling opening into:- individual taps and tiled splashback, low-level W.C.

Porch

Wooden door with obscure glazed panelling opening into:-

Hallway

Doors off to all ground floor rooms, radiator, stairs rising to the first floor with under stair storage below.

Kitchen

Triple aspect having wooden double glazed windows to the front, side and rear elevations, a range of fitted wall and base units with roll top work surfaces over incorporating a 1 1/2 bowl sink and drainer with mixer tap over, under counter space and plumbing for dishwasher, built-in double oven, five ring gas hob and extractor fan over, space for freestanding fridge freezer, radiators.

Utility Room

Wooden double glazed window to the rear elevation, a range of fitted wall and base units with rolltop work surfaces over incorporating a stainless steel sink and drainer with individual taps over, under counter space and plumbing for washing machine, under counter space for fridge freezer, door into:-

Cloakroom

Wooden double glazed window to the side elevation, pedestal wash hand basin with

Sunroom

Dual aspect having wooden single glazed windows to the side and rear elevations, wooden door leading to rear courtyard.

Living Room

Dual aspect having wooden double glazed windows to the front and rear elevations, radiator, woodburning stove with slate hearth, alcove shelving.

Inner Hallway

Doors off to all further rooms, wooden double glazed window to the front elevation, radiator, access to attic via loft hatch.

Bedroom

Wooden double glazed window to the rear elevation, radiator.

Shower Room

Wooden double glazed window to the rear elevation, low-level W.C, pedestal wash hand basin with mixer tap and tiled splashback, radiator, shower cubicle with mixer shower over and glazed shower screen being tiled floor to ceiling.

Bedroom

Dual aspect having wooden double glazed windows to the front and rear elevations, radiators.



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First Floor

Wooden double glazed window to the side elevation, radiator, built in airing cupboard. This is a large open plan room with vaulted ceiling making it a wonderful family room, it is a great space for either relaxation or entertaining.

Bedroom

Wooden double glazed window to the front elevation, radiator, wooden beams to ceiling, Velux skylight to ceiling, access to attic via loft hatch, eaves storage, door into:-

Ensuite

Obscure wooden double glazed window to the rear elevation, bath with paneled surround and mixer tap over and electric shower over, pedestal wash hand basin with mixer tap, bidet, low-level W.C, radiator.

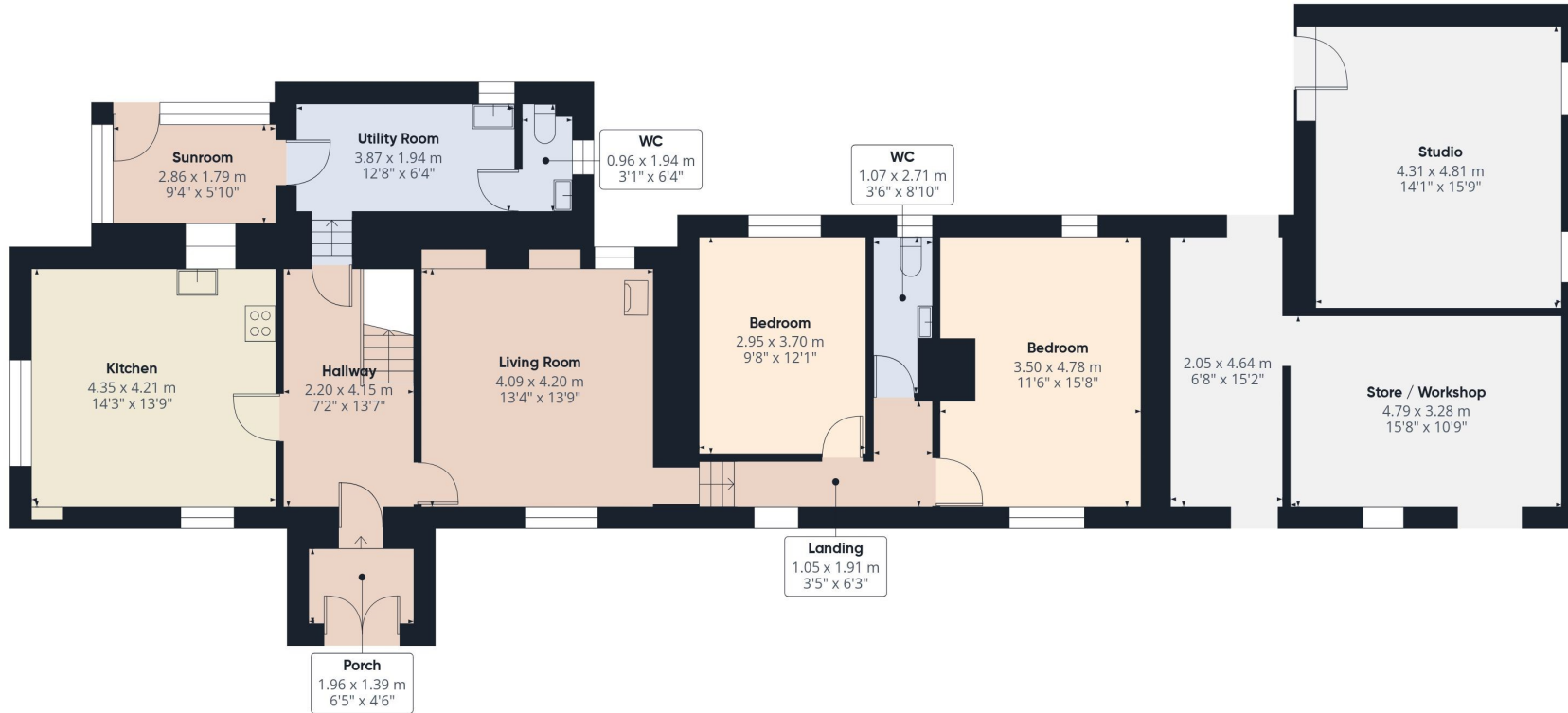
Living Room

Triple aspect having wooden double glazed windows to the front, side and rear elevations, radiators, wooden beams to ceiling, exposed feature stone walling, downlights, wood burning stove with slate hearth.

The living room enjoys wonderful far reaching views across the enclosed gardens that the property boasts.





Approximate total area⁽¹⁾144.7 m²1556 ft²

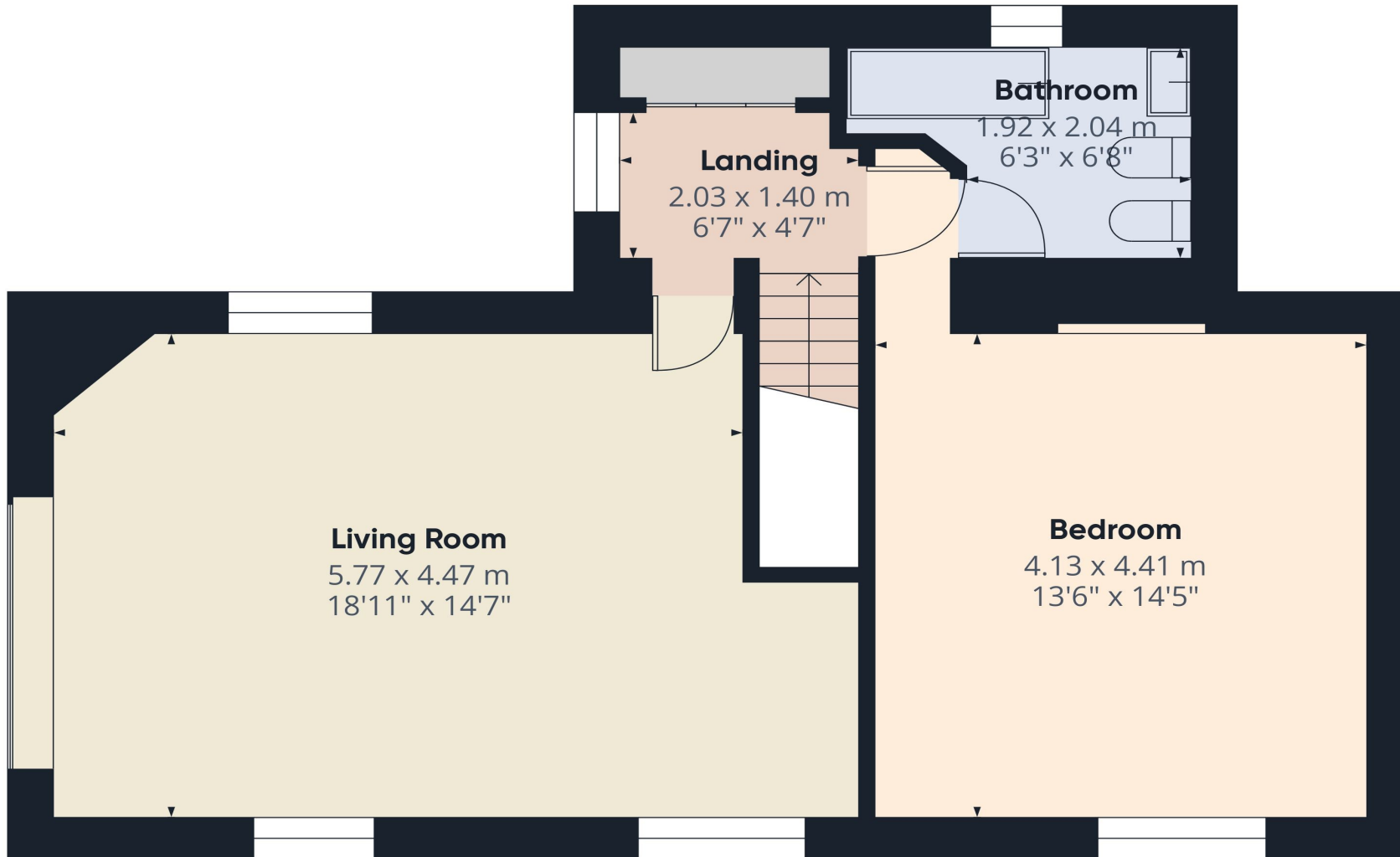
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor plan for identification purposes only, not to scale



Approximate total area⁽¹⁾

57.1 m²

615 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1 Building 1

Outside

The property is approached via a wooden gated entrance opening onto a tarmacadam driveway, providing ample off-road parking and leading to the double garage.

The front gardens are predominantly laid to lawn and are interspersed with a variety of mature flowering trees, established shrubs and well-stocked flower beds, creating an attractive and private setting.

Granite chipped areas extend to the side and rear of the property, offering low-maintenance outdoor space with plenty of room for seating and entertaining.



Studio

With direct access from the main residence, the studio is a wonderful addition to the property offering the opportunity to be utilised for a multitude of different uses.

The studio is dual aspect and has a vaulted ceiling with feature exposed stone walling, wood burning stove with granite hearth.

There is excellent potential for conversion to provide a self-contained annex to the main residence or to be used to suit any purchasers individual requirements.

Double Garage

The spacious garages offer the opportunity to be utilised for a multitude of uses with the convenience of power and lighting throughout and potential for further storage to be created.

Services

Mains water, electricity, private drainage via a septic tank and LPG central heating.

⚡ EE Rating - F

£ Council Tax Band - F

/// Directions

What3Words – sized.ignoring.preheated

📍 Virtual Tour

[https://
tour.giraffe360.com/789d9e1e0e924d89a6788d291c502
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