

20 EDG CUMBE ROAD

LOSTWITHIEL



THE PROPERTY SHOP





Lostwithiel

PRICE
£429,000

Edgcumbe Road

FOR SALE

PROPERTY TYPE

 Detached House


BEDROOMS

 3

BATHROOMS

 2

LOCATION

 Lostwithiel

EPC RATING

 E

- Spacious and well-presented family home in a sought-after residential location
- Well-proportioned bedrooms offering flexible living space
- Generous rear garden ideal for entertaining and alfresco dining
- Conveniently located within walking distance of Lostwithiel centre
- Bright and airy living accommodation throughout
- Garage & parking with excellent access to nearby transport links







EDGCUMBE ROAD

20 Edgcumbe Road is a wonderful family home that has clearly been cherished over the years — a place full of warmth, joy and happy memories, now ready for its next chapter.

Set in an elevated position within Lostwithiel, the property enjoys lovely views across the town and offers spacious, versatile accommodation throughout. A standout feature is the fantastic open-plan lounge and reception space, creating a sociable and welcoming heart to the home. There is also a further reception area which flows openly into the kitchen, making the layout ideal for both family living and entertaining.

Upstairs, the property offers three generously sized double bedrooms, including a stunning principal bedroom complete with a beautifully presented en-suite shower room, together with a large family bathroom, perfectly suited to growing families or those needing comfortable guest accommodation.

Externally, the property continues to impress with a beautiful garden space featuring a raised sunny seating area — an ideal spot to relax and enjoy the peaceful surroundings — along with a useful garden storage shed. A particularly valuable feature for Lostwithiel is the garage and private parking, with additional parking available directly in front of the garage, something rarely found so close to the town centre and a real premium within the area.

Further benefits include gas central heating and an elevated position which helps maximise both the outlook and natural light throughout the home. The property has also seen significant roof improvements in recent years, with the roof having been stripped, felted, battened and re-slatted approximately three years ago, offering further peace of mind for prospective purchasers.

Lostwithiel itself remains one of Cornwall's most sought-after small towns, renowned for its strong community feel, independent shops, riverside walks and convenient access to both the coast and main transport links.









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

Transport Links: Lostwithiel Railway Station

Viewing: Strictly by appointment.

Directions: Sat Nav PL22 0DW

What3Words: ///newly.pods.fade

Local authority: Cornwall Council

Council Band: D

Tenure: Freehold

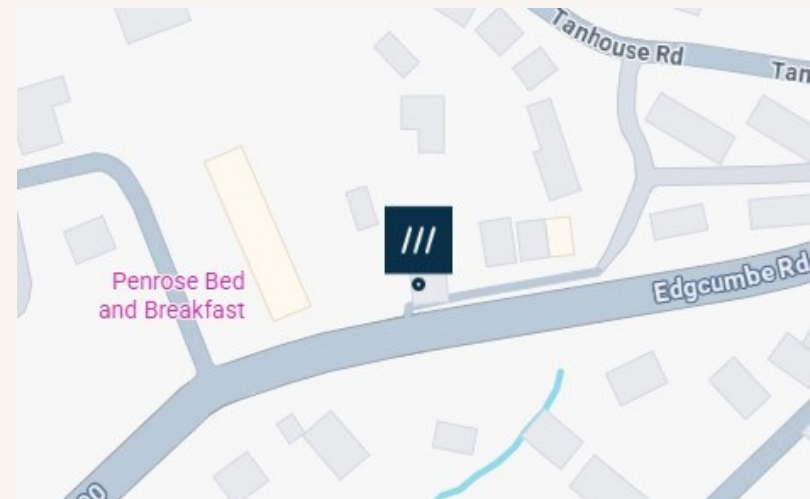
Services:

Heating – Gas

Electric – Mains

Water - Mains

Sewerage- Mains



VIEW PROPERTY ONLINE

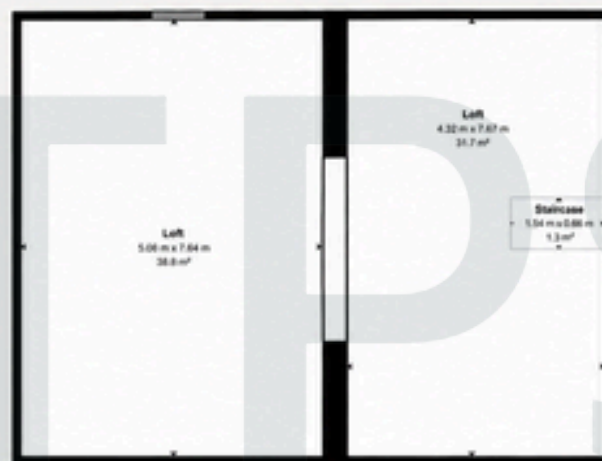
Ground Floor



First Floor



Second Floor



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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