

2 THE MOORS, LOSTWITHIEL, PL22 0BX



A traditional two bedroom semi-detached cottage with no ongoing chain, boasting a delightful position in the heart of the town which lies adjacent to the River Fowey and a short level walk from the town centre.

Accommodation Comprises:- Conservatory, lounge, kitchen, landing, two first floor bedrooms, bathroom, double glazing, gas fired central heating, enclosed front garden with summerhouse, small rear courtyard and outbuilding.

£225,000

SITUATION

The property is conveniently situated for quick and level access to the River Fowey and town centre shops.

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. Coulson Park is a short stroll from the property, which is also a nature reserve offering picnic/barbecue areas and beautiful walks along the banks of the River Fowey. Lostwithiel lies just a few miles from the south coast and about a fifteen-minute drive from the world renowned 'Eden Project'.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

uPVC double glazed stable door opening into:-

Conservatory

9' 9" x 8' 10" (2.98m x 2.68m) Radiator. uPVC double glazed windows to front and side elevation. Polycarbonate roof. 'Baxi' gas fired combination boiler. uPVC double glazed door into:-



Lounge

12' 3" x 11' 9" (3.73m x 3.59m) (Irregular shape) uPVC double glazed windows to front and side elevation. Beamed ceiling. Radiator. Fireplace with an old cloam oven and fitted wood burning stove on a raised tiled hearth. Telephone point. Part stained glass door to:-



Kitchen

11' 7" x 7' 6" (3.52m x 2.28m) (Irregular shape) Matching range of shaker style wall, base, and drawer units with granite effect rolled edge worktops. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Built-in 'Hotpoint' electric single oven with four ring hob above and 'Neff' extractor over. Beamed ceiling. Part tiled walls. Stainless steel splashback. Two separate under stairs cupboards. uPVC double glazed window to rear elevation with shelved cupboard below. Obscure uPVC double glazed door to rear courtyard. Stairs rising to:-

FIRST FLOOR

Landing

Access to fully insulated loft space. Doors to bedrooms and bathroom.

Bedroom One

14' 2" x 8' 10" (4.33m x 2.68m) Two uPVC double glazed windows to front elevation with views of the river. Radiator. Wooden floorboards.

Bedroom Two

8' 3" x 6' 5" (2.51m x 1.95m) (Irregular shape) uPVC double glazed window to side elevation. Radiator.

Bathroom

9' 2" x 5' 0" (2.79m x 1.53m) White suite comprising:- Panelled bath with 'Mira Sport' shower unit over, low level W.C and pedestal wash hand basin. Radiator. uPVC double glazed window to rear elevation. Recess with slatted shelves. Part tiled walls. Shaver light and socket.

OUTSIDE

To the front of the property is an enclosed garden which is predominantly laid to lawn with attractive flowerbeds and a modern summerhouse. To the rear is a small courtyard with a pedestrian right of way for the neighbouring cottage. There is a brick/stone built outbuilding divided into two sections, as follows:-

Store

Wash hand basin. Light and power connected.

Utility/Store

Space and plumbing for washing machine. Light and power connected.

ENERGY RATING

D(62).

COUNCIL TAX

Cornwall Council. Tax Band 'B'.

DIRECTIONS

Entering Lostwithiel from the west on the A390, turn right at the traffic lights onto Fore Street and then take the right-hand turning by the Co-Op onto Quay Street. Continue until the cottage is located on the right-hand side, approximately 100 yards before the bridge.



CONSERVATORY



BEDROOM TWO



LOUNGE



BATHROOM



KITCHEN



FRONT GARDEN

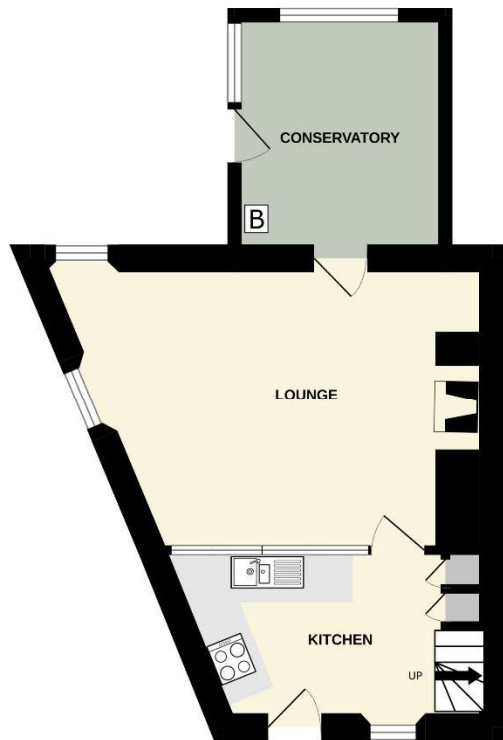


BEDROOM ONE

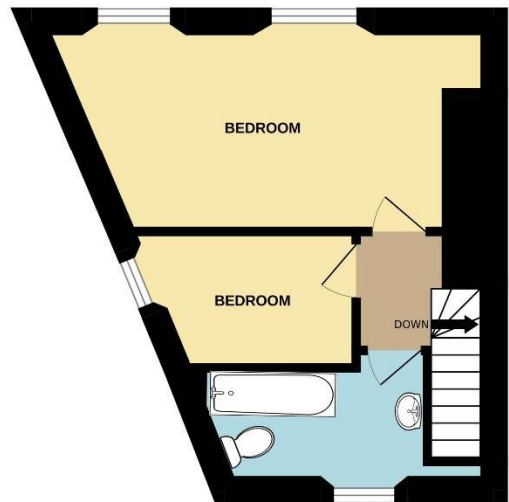


REAR ELEVATION

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)



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ESTABLISHED 1865
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