

1 7 M O U N T P L E A S A N T

L O S T W I T H I E L



THE PROPERTY SHOP





Lostwithiel


£255,000

GUIDE PRICE

17 Mount Pleasant, Lostwithiel

# FOR SALE

PROPERTY TYPE

 Semi


BEDROOMS

 3

BATHROOMS

 1

LOCATION

 Lostwithiel

EPC RATING

 D

- SEMI-DETACHED FAMILY HOME IN AN ELEVATED POSITION
- BRIGHT AND SPACIOUS ACCOMMODATION THROUGHOUT
- STUNNING VIEWS
- NEXT TO A LOCAL SCHOOL

- SUN PORCH
- MODERN ACCESSIBLE WET ROOM/SHOWER ROOM
- IDEAL FOR FIRST-TIME BUYERS & FAMILIES
- DOWNSTAIRS W/C







THE PROPERTY LOOP  
FOR SALE  
YOUR AGENT

## 17 Mount Pleasant

Some houses simply feel like home the moment you walk through the door, and this is one of them. Loved and cherished by the same family for over 50 years, this wonderful three-bedroom home has been the backdrop to a lifetime of memories. From children walking across to the primary school just opposite, to summer evenings spent enjoying the far-reaching countryside views from the garden, it is easy to see why the owners have remained here for so long. Now, the time has come for another family to write the next chapter.

Occupying an elevated position overlooking the beautiful Fowey Valley, the property enjoys breathtaking views across the surrounding countryside and towards the historic town of Lostwithiel. Whether you're enjoying your morning coffee on the patio or watching the sun go down after a busy day, it's a view you'll never tire of. Perfectly suited to family life, the location couldn't be much better, with Lostwithiel Primary School just opposite, making the morning school run as easy as it gets.

Beyond the doorstep, Lostwithiel offers a thriving community with independent cafés, shops, riverside walks, parks and excellent local amenities, all adding to its appeal as one of Cornwall's most sought-after small towns. Adding to its charm, the River Fowey has recently been granted official bathing water status, recognising it as an important place for recreation and one of the town's most treasured natural assets. Inside, the house offers bright, comfortable accommodation that has been lovingly cared for over the years, providing the perfect canvas for a new family to move straight in and make it their own.

Outside, the low-maintenance gardens and generous patio create an ideal space for children to play, family barbecues, entertaining friends or simply relaxing while taking in the spectacular outlook. Homes like this rarely become available. More than just bricks and mortar, this is a home where memories have been made for over half a century, now ready for a new family to enjoy everything this wonderful home, welcoming community and beautiful Cornish town have to offer.







# HOME

Mount Pleasant enjoys a fantastic position within the friendly and historic town of Lostwithiel, making it an ideal place to put down roots. With the highly regarded primary school just across the road, children can enjoy a safe and easy walk to school, while parents will appreciate the convenience of having everyday family life right on the doorstep.

Lostwithiel is renowned for its strong sense of community, independent shops, cafés, riverside walks and regular local events, creating a wonderful place to raise a family. The recently designated bathing waters along the River Fowey provide another reason to enjoy the outdoors, whether it's paddling on a summer's day, walking the riverbanks or simply making the most of everything this thriving Cornish town has to offer.

When it's time to explore further afield, the beautiful sailing town of Fowey is just a short drive away, offering stunning beaches, coastal walks and waterfront restaurants. Lostwithiel also benefits from a mainline railway station with direct services to Plymouth, Exeter and London Paddington, while the A390 provides easy access to both the north and south Cornish coasts.

Whether it's children growing up with everything close at hand, weekends spent exploring Cornwall, or simply becoming part of a welcoming community, this is a location where families can truly enjoy the very best of Cornish living.

**Distances:** Fowey is approximately 7.5 miles

Lostwithiel's mainline railway station is located within the town itself and offers direct links to London and destinations across the country

Lostwithiel School 100 Yards

Red Moor School 2.9 Miles

Lanlivery Primary Academy 2.9 Miles

**Viewing:** Strictly by appointment.

**Directions:** Sat Nav: PL22 0AS

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**Services:**

**Heating** – Gas Central Heating

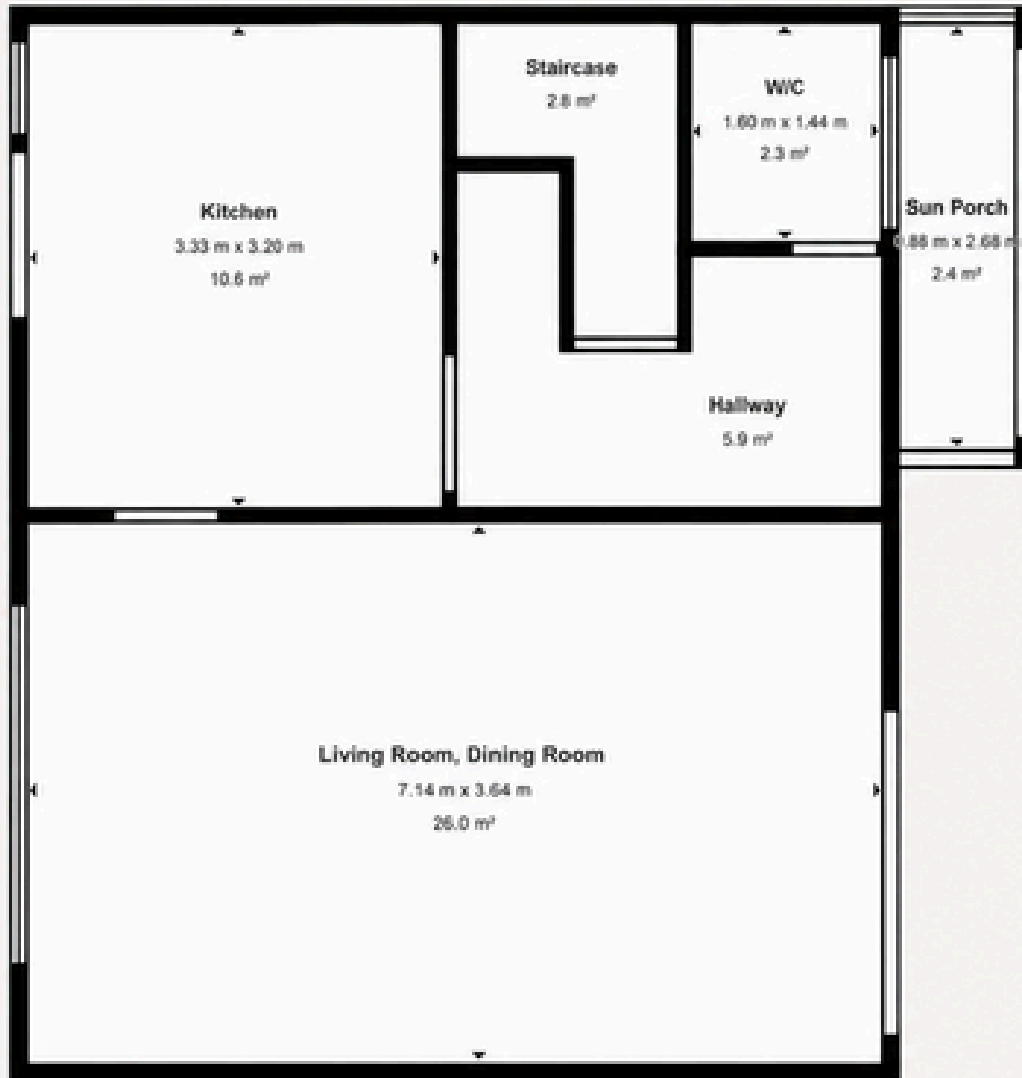
**Electric** – Mains

**Water** - Mains

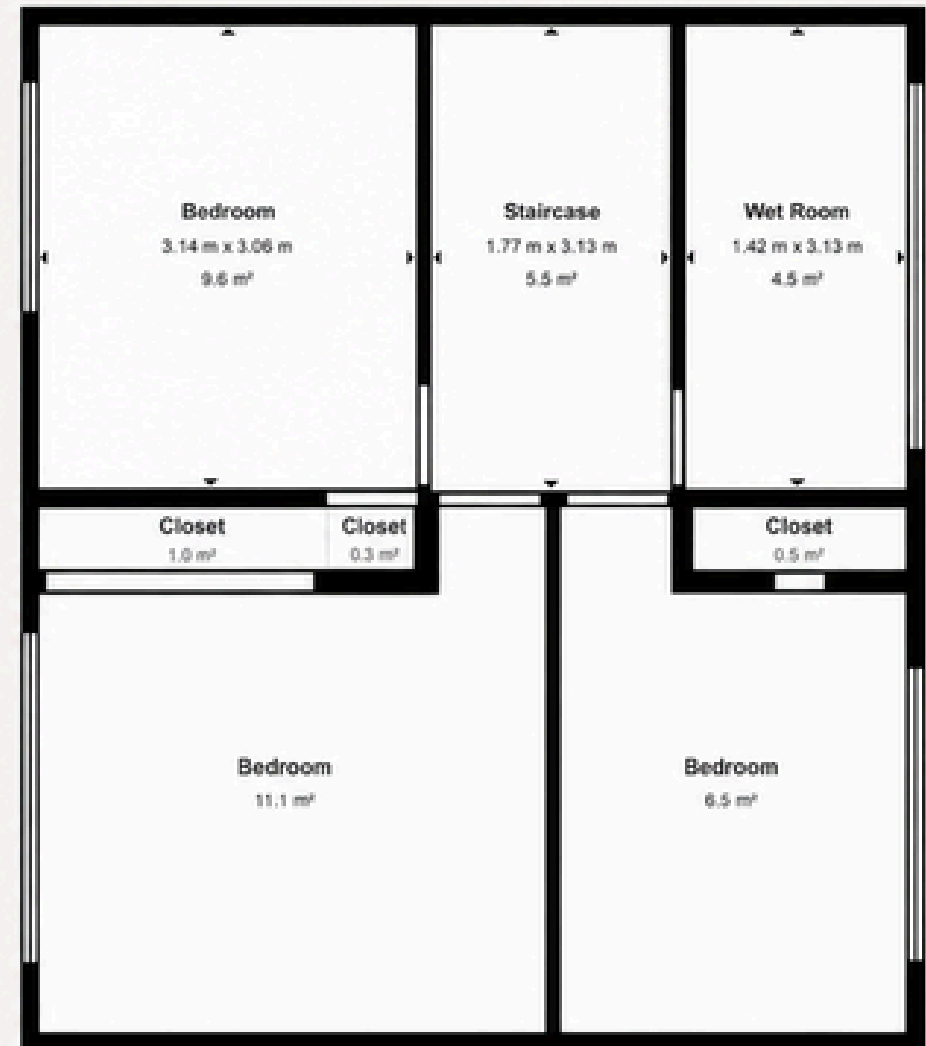
**Drainage** – Private

VIEW PROPERTY ONLINE

## Ground Floor



## First 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.



## The View From The Front Garden

Fowey Office  
5 Trafalgar Square, Fowey,  
PL23 1AZ  
Tel: 01726 217 888

Lostwithiel Office  
9 Fore Street, Lostwithiel,  
PL22 OBL  
Tel: 01208 872728

Bodmin Office  
46-48 Fore Street, Bodmin  
PL31 2HL  
Tel: 01208 74182