

PETROC COTTAGE



2



1



1

Lostwithiel, PL22 0EP

Guide Price: £245,000



5 Trafalgar Square, Fowey,
PL23 1AZ
01726 217 888


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

PETROC COTTAGE



2



1



1

Lostwithiel, PL22 0EP

Guide Price: £245,000



5 Trafalgar Square, Fowey,
PL23 1AZ
01726 217 888


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

PETROC COTTAGE



Lostwithiel, PL22 0EP

Guide Price: £245,000



Located in the ever-popular town of Lostwithiel, this well-positioned two-bedroom property is just a short stroll from the river's edge and within easy reach of local amenities—offering a fantastic opportunity not to be missed.

Upon entering, you're welcomed into a cozy living room featuring characterful stone walls and a well-maintained log burner—perfect for relaxing evenings. The home flows through to a spacious dining area and a well-equipped kitchen with ample storage, ideal for family meals or entertaining guests. A family bathroom completes the ground floor.

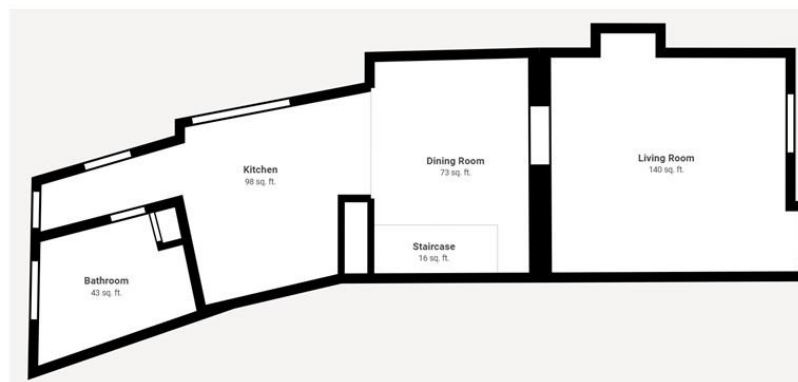
Upstairs, the property offers two generous double bedrooms, one of which includes built-in storage.

Outside, a small courtyard area sits directly behind the property, with steps leading up to a raised, paved garden space—perfect for outdoor dining or relaxing. The garden also includes a recently built, modern summer house, offering excellent potential for a multitude of uses.

Lostwithiel offers a wonderful blend of convenience and charm, with a small supermarket, several popular takeaways, welcoming pubs, and essential amenities including a school, park, and dentist. Surrounded by picturesque countryside, the town also boasts beautiful walking trails—perfect for enjoying the natural beauty of the area.



Ground Floor



First Floor



 THE PROPERTY SHOP

5 Trafalgar Square, Fowey,
PL23 1AZ
01726 217 888

 THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

PETROC COTTAGE



Lostwithiel, PL22 0EP

Guide Price: £245,000



KEY FEATURES

Desirable Town Centre Location

Cozy Living Room, complete with a well-maintained log burner.

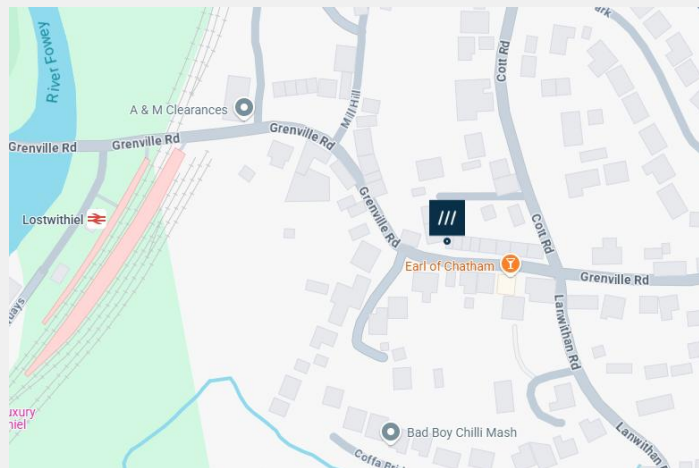
Kitchen and Dining Room

Family Bathroom

Two Double Bedrooms

Spacious Rear Garden

Summer house



what3words: ///whirlpool.pulsing.elections



LOCAL AUTHORITY: Cornwall Council

COUNCIL BAND: B

TENURE: Freehold

SERVICES:

Heating – Mains

Water – Mains

Sewerage – Mains

SCHOOLS:

Lostwithiel Primary School

St. Winnow C of E School

Fowey River Academy

Bodmin College

TRANSPORT LINKS:

Located in Lostwithiel town centre

Lostwithiel Railway Station just a short walk

EPC TBC

5 Trafalgar Square, Fowey,
PL23 1AZ
01726 217 888


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728