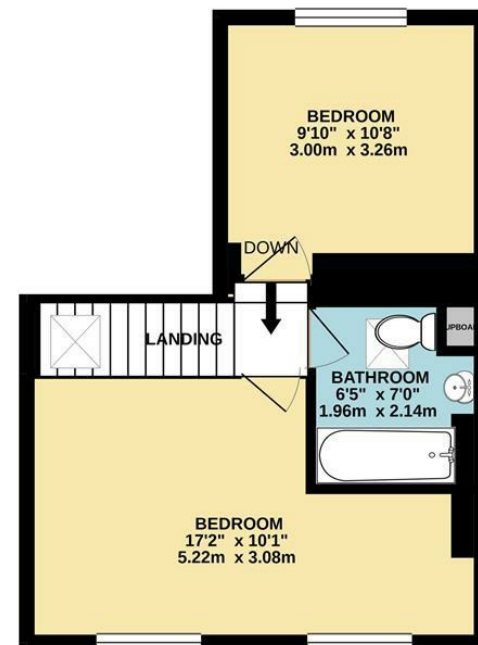


GROUND FLOOR
417 sq.ft. (38.8 sq.m.) approx.

1ST FLOOR
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 722 sq.ft. (67.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A BEAUTIFULLY PRESENTED 2 BEDROOM COTTAGE SITUATED IN A QUIET LOCATION CLOSE TO THE CENTRE OF THIS ATTRACTIVE AND BUSTLING TOWN. LOVELY GARDEN TO THE REAR WITH VIEWS ACROSS TOWN TO COUNTRYSIDE BEYOND.



MAY WHETTER & GROSE

**18 KING STREET,
LOSTWITHIEL, PL22 0AQ
GUIDE PRICE £245,000**



18 King Street, Lostwithiel, Cornwall, PL22 0AQ

The Location

Formerly the ancient capital of the County, Lostwithiel occupies an attractive valley setting and is regarded as one of Cornwall's most attractive small towns, with a thriving community. There are shops for most day to day needs, together with a medieval church, a community centre, doctors surgery, modern dental surgery, pubs and award-winning restaurants and access to the beautiful waters of the Fowey River. The town also has a main line Railway Station with links to Paddington, London. Two local schools provide education for primary school age children.

There are several excellent golf courses within easy reach, many world class gardens are to be found in the immediate area. There are good road links to the motorway system via the A38/A30, and there are flights to London from Newquay .

The Property

Offered to the market in immaculate condition, this lovely home has accommodation arranged over two floors with beautifully kept gardens to the rear of the property and stunning views over the town to countryside beyond. The property is double glazed and has gas fired central heating.

Accessed directly from King Street, the front stable door opens to a hallway area, part slate/part wooden floor and storage cupboard. Stairs lead to the first floor. The hallway opens to the attractive, formal sitting room with window to the front elevation. There is a fireplace housing an open fire (not currently used) and characterful wooden floor. A couple of steps lead down in to the spacious open plan kitchen/dining and further living space area, with double doors opening to the lovely garden.

The kitchen is well appointed with a number of integrated appliances and a range of base and wall units and area for dining table and chairs. There is ample workspace and inset ceiling lights. The lovely living area has wonderful views over the well kept and private garden to countryside beyond. This whole area has attractive wooden flooring throughout. Double doors open to the patio area.

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On the first floor, the light and airy landing has a velux window and doors lead to the large, double bedroom situated to the front of the property with 2 windows to the front elevation. There is a characterful painted wooden floor and ample space for wardrobe and storage.

An elegantly styled bathroom has tiled walls and panelled bath with shower over, WC and pedestal wash hand basin. There is natural light from a Velux window.

The second bedroom, also a double, is currently used as a guest room and has a wooden floor and window to the rear affording lovely town and countryside views.

Outside

The property has a delightful, enclosed rear garden with views to countryside. There is a large paved terrace and wooden pergola from where steps lead to the main area of garden which is laid to lawn. Attractively planted borders house plants and shrubs and there is a timber storage shed at the end of the garden.

Council Tax Band- B

EPC Rating - C

Viewing

Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.
Tel: 01726 832299 Email: info@maywhetter.co.uk

Services

None of the services, systems or appliances at the property have been tested by the Agents.

Local Authority

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR

(01726) 832299