

MAY WHETTER & GROSE



7 QUEEN STREET, LOSTWITHIEL, CORNWALL PL22 0AB
£259,950

A MIXED USE PROPERTY WITH 3 BEDROOM ACCOMMODATION ABOVE.

MULTIPLE USES AND POSSIBILITY TO PUT BACK TO FULLY RESIDENTIAL (SUBJECT TO RELEVANT PLANNING)

EXCELLENT LOCATION

EPC AWAITING



LOSTWITHIEL

The historic Stannary town of Lostwithiel. Formerly the ancient capital of Cornwall, Lostwithiel has a lovely range of bespoke shops and businesses catering for most day to day needs including doctors surgery, dentist,, community centre/sports hall, and main line railway station.

The larger towns of Bodmin, Liskeard and St. Austell are all under a 20 minute drive away. The nearby A30 and A38 provide access to the motorway network and Newquay Airport provides regular flights to London and various European destinations.

THE PROPERTY

The property is situated in the heart of Lostwithiel.

The current owner has carried out recent works to the kitchen and living accommodation, modernising where possible whilst being sympathetic to the properties period features

Potential to incorporate the shop into the living accommodation, the living accommodation can be accessed separately to the shop if required. Recently decorated and featuring new grey carpets throughout the living space.

SHOP/RETAIL

Brilliantly located retail space with entrance door & double windows to front

1ST FLOOR

Spacious open plan lounge/diner, Kitchen with integrated appliances, Single bedroom with window to rear, External door leads to a rear courtyard/decked area offering a private outside space

2ND FLOOR

Landing/dressing room area, leading to 2 double bedrooms, and master bathroom incorporating a fully fitted bathroom suite and separate shower cubicle mixer shower.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
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EU Directive 2002/91/EC		



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