

STAGS

Restormel House

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Restormel Road, Lostwithiel, PL22 0EE

Town Centre 100m - Coast 5.8 miles

A versatile family home located within close flat walking distance of the Lostwithiel town centre.

- NO ONWARD CHAIN
- Popular Position
- Versatile Accommodation
- Delightful Garden
- Council Tax Band E
- 3 Bedrooms
- Open Plan Sitting/Dining Room
- Lovely Views over the Town
- Garage & Drive
- Freehold

Guide Price £450,000

SITUATION

Sitting astride the River Fowey and set within the Lostwithiel Conservation Area with a rich and interesting history, the town is brimming with independent cafes, restaurants, public houses and lifestyle shops, including food shops as well as a host of other amenities. There is also a primary school, doctors surgery and the historic Restormel Castle.

Downstream from Lostwithiel is the smart waterside town of Fowey, a perfect cruising base from which to explore the beautiful harbours and creeks of the West Country. Throughout the summer its harbour teems with boating activity and visiting cruise liners. The town itself is rich in amenities with all manner of shops, chandleries, boutiques, bars, delicatessens and restaurants.

The surrounding countryside offers a number of picturesque footpaths and bridleways, including a riverside footpath which runs along Lerryn Creek, passing through Lerryn and following the river bank through the woods to the north of the River Fowey.

Communications are good with main line railway stations at Lostwithiel and Bodmin, providing fast and easy access to London Paddington. The London bus stop is within 100m of the property. Newquay Airport has a number of scheduled domestic and international flights.







DESCRIPTION

Situated in a desirable position on the level, close to the historic centre of Lostwithiel, this attractive three-bedroom property offers well-proportioned accommodation, excellent parking and a particularly appealing private garden. The town's range of independent shops, cafés and schools are all within comfortable walking distance, making this a convenient setting for a variety of buyers.

The property is entered on the first floor into a spacious reception hall, leading to a welcoming sitting room with a wood burning stove and open to an adjoining dining area, ideally suited to both everyday living and entertaining. The well-sized kitchen is fitted with an Aga and benefits from an additional kitchen area or walk-in pantry, providing useful extra preparation space and storage. Also on this floor is a generous double bedroom, together with a shower room and separate WC. Built-in cupboards and storage facilities are found throughout the accommodation, adding to the property's practicality.

A feature of the property is the open views over the town and countryside from the sitting room and kitchen.

A second entrance hall, situated alongside the kitchen, provides direct access to the garage. Of generous proportions, the garage incorporates a utility area and a useful WC. Underneath the garage, a separate workshop is accessed from the rear garden, offering versatile space for hobbies, storage or other uses. The property also offers a large attic.

The ground floor provides two further double bedrooms, one currently arranged as a home office, alongside a family bathroom. A light-filled conservatory offers an additional reception space, enjoying views of the garden and creating a pleasant connection between the house and its outdoor surroundings.

OUTSIDE

The private garden enjoys a sunny aspect and offers ample opportunity for outdoor dining, gardening and relaxation. A generous driveway provides off-road parking for several vehicles, complementing the large garage and further enhancing the property's appeal.

Combining versatile accommodation, excellent ancillary space and a convenient position close to the heart of Lostwithiel, this appealing property offers a comfortable home in one of Cornwall's most characterful and well-connected market towns.

SERVICES

Mains gas, electricity, water and drainage via a collection sump that feeds into the mains sewer.
Internet: Standard and Superfast available (Ofcom).
Phone signal: Outdoor and in-home available (Ofcom).
Please note the agents has not inspected or tested these services.

VIEWING

Strictly by prior appointment with the vendor's appointed agents, Stags

DIRECTIONS

///loafing.brain.lurching







IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Gross Internal Area 1815 sq ft - 168 sq m
(Including Garage)
Ground Floor Area 595 sq ft – 55 sq m
First Floor Area 1220 sq ft – 113 sq m

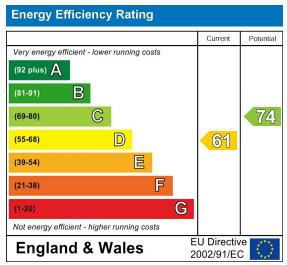


PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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