



Woodville (Lot 1), 56 Grenville Road



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Lostwithiel, Cornwall PL22 0ER

Lostwithiel Centre 1 mile A30(T) 5 miles Fowey 6 miles

A fine 4 bedroom period house, garden, useful general purpose building and field on the edge of Lostwithiel (lot 1)

- LOT 1 - THE HOUSE
- General Purpose/Store Building
- LOT 2 - BUILDING PLOT
- Outline Planning Permission
- Freehold
- 4 Bedrooms
- Pasture Field – Total c.1.39 Acres
- Full Residential Use
- Total c.0.10 of an Acre
- Council Tax Band E

Guide Price £525,000

LOT 1 – THE HOUSE, GARDENS, GP/STORE BUILDING AND

The House

Believed to date from around the 1890s, Woodville is a fine period house of Victorian origin with high ceilings. A part opaque and stained glass front door with headlight over opens to an Entrance Hall with stairs off to the first floor and understairs cupboard, door to the rear and low level door to the Dining Area.

Off the hall is a Kitchen and Dining Room with double aspect. The Kitchen offers a matching range of Shaker style base and eye level units with granite worktops with splashback tiling and includes a deep stainless steel double sink unit with mixer tap, electric cooker range with extractor hood over, space for freestanding American style fridge freezer, integral dishwasher, wine rack and overhang forming breakfast bar.

From the Kitchen, a part glazed wide door leads to a rear Hall with doors to the outside, Cloakroom and a spacious Utility Room with range of base level cupboards and drawers with rolled worktop surfaces to splashback, stainless steel single drainer sink unit with mixer tap and space and plumbing for washing machine.

Also on the first floor is a well-proportioned Living Room with stone fireplace housing a wood burner set on slate hearth and with timber surround and mantle and an adjacent Family Room/2nd Reception Room.



On the first floor around a balustrade landing are a main Bedroom with En Suite Shower Rooms with walk-in shower with rainshower, wc and modern vanity washbasin and chrome heated towel radiator; 3 other bedrooms, two with built-in wardrobes; and; a Family Bathroom with panelled bath with splashback and mixer tap shower fitment, walk-in quadrant shower with electric shower, wc, contemporary vanity washbasin, mirror fronted bathroom cabinet and chrome wall mounted towel radiator.

The Gardens

These lie mainly to the side and rear of the house and include areas of lawn together with numerous shrubs and plants as well as deciduous and coniferous trees, a Cobnut, Mulberry, Crab Apple, Ornamental Apple, Cherry, Hogs Snout, Walnut and Damson.

The Buildings and Land

Accessed from the rear of the garden is a useful General Purpose/Store Building of 4 bays which is mainly open fronted – 1 bay enclosed. Adjacent is a Garden Shed adapted as dog kennel with outside cages, all on a concrete plinth.

Adjoining is a pasture field with mature boundaries and in total, Lot 1 extends to about 1.39 acres.

LOT 2 - THE RESIDENTIAL BUILDING PLOT

Outline Planning Permission was granted by Cornwall Council on 25th January 2023 (application no. PA22/06604) for the construction of a single dwelling within the eastern gardens of the house. Copies of the relevant planning decision notice and associated drawings are available from Stags' Truro office upon request and can be viewed online on www.planning@cornwall.gov.uk. There will be a Community Infrastructure Levy.

PLAN

The attached plan for identification purposes only shows the house, gardens, general purpose/store building and field (Lot 1) outlined in red and the building plot (Lot 2) outlined in blue.

CONDITION OF SALE

PLEASE NOTE: If sold separately, it will be a condition of the sales that exchange of contracts takes place either simultaneously or first on Lot 1. Solicitors will not be instructed on a sale Lot 2 before a sale is agreed, subject to contract on Lot 1.

GUIDE PRICES

Lot 1: Guide Price £525,000 Lot 2: Guide Price £100,000

SITUATION

Both lots are situated on the eastern edge of Lostwithiel about a mile from the centre of the town. Popular Lostwithiel is a thriving community with shops, public houses, restaurants, hotel, primary school, number of antique shops, surgery and railway station on the London Paddington line.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

From the centre of Lostwithiel, take the A390 towards Liskeard. Pass the turning to the left towards the Duchy Nursery and continue up the hill. Pass the entrance to Grenville Meadows on the right, SLOW DOWN, and the entrance to Woodville is on the left-hand side at the school sign. The entrance is a sharp turning to the left. We recommend on a first visit pulling into the entrance splay and reversing into the start of the entrance drive.

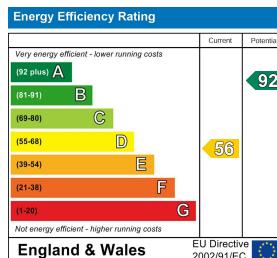
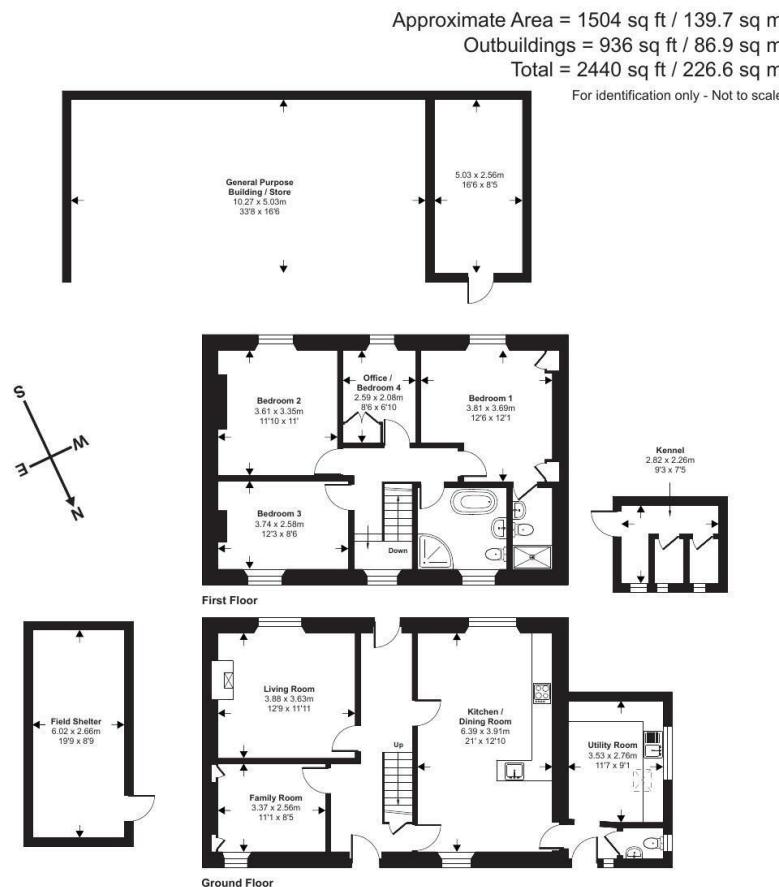
SERVICES

Lot 1: Mains water, drainage and electricity connected. Oil-fired central heating. Broadband: Standard and Superfast and available (Ofcom). Mobile phone: EE good and Three, 02 and Vodafone variable inside and EE, 02, Vodafone and Three good outside (Ofcom).

Lot 2: The availability of mains water and drainage has not been checked or tested with South West Water Plc. It is understood that there is a mains water and sewer in the public road to the south of the plot. National Grid have not been consulted – there is an electricity pole with transformer adjacent to the plot.



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.



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