



HILL COTTAGE LANWITHAN ROAD,
LOSTWITHIEL, PL22 0LA
GUIDE PRICE £325,000



Total area: approx. 71.8 sq. metres (773.1 sq. feet)

All floor plan dimensions are approximate and provided for illustrative purposes only. While every effort is made to ensure accuracy, measurements may vary, and no guarantee is given regarding their precision. Prospective buyers or tenants should verify all dimensions independently before making any decisions.
Plan produced using PlanUp.



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A BEAUTIFULLY PRESENTED ONE BEDROOM COTTAGE WITH FABULOUS GARDENS AND PARKING FOR SEVERAL VEHICLES. WOULD SUIT AS STYLISH BIJOU MAIN HOME OR DELIGHTFUL HOLIDAY LET. NO ONWARD CHAIN.



Hill Cottage Lanwithan Road, Lostwithiel, PL22 0LA

The Location
Located just a mile approximately outside of Lostwithiel, the cottage is located at Tredethick, a small hamlet located between Lostwithiel and Lerryn.

Nearby Lostwithiel occupies an attractive valley setting and is regarded as one of Cornwall's most attractive small towns. There is a real sense of community here, with shops for most day to day needs, lovely pubs and restaurants, a doctor's surgery, modern dental surgery, 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 many world class gardens to be found in the immediate area and the fascinating Eden Project with its futuristic biomes is just a few miles away.

There are good road links to the motorway system via the A38/A30, and there are flights to London from Newquay.

The Property
A lovely semi detached cottage which has undergone complete transformation by the owner to provide an elegant one bedroom residence with open plan living space and pretty, generous sized gardens. There is off road parking for 4 vehicles and a wooden cabin, suitable for a home office or studio.

Accommodation
Renovated with great attention to detail, this fabulous cottage has main original features.

The entrance porch with wooden floor leads to the open plan living/kitchen area with an attractive wooden floor, exposed stonework to the walls and beamed ceiling. A well appointed bespoke kitchen has a Belfast sink and Everhot range cooker and integrated Bosch dishwasher.

The sitting room area has a window overlooking the rear garden and fire place with wood burner set onto a slate hearth and recesses either side.



Stairs rise to the first floor and open to the spacious double bedroom with exposed beams to the eaves, creating a feeling of space and a window overlooks the garden, with a Velux providing further natural light.

A door opens to a generous sized en suite bathroom with freestanding bath and separate large walk in shower area with tiled walls, WC and wash basin. There are exposed beams to the ceiling and window overlooking the garden.

Outside
The driveway is accessed directly from the road and there is a gravelled parking area for approximately 4 vehicles. Located to one side there is a cabin with sink and workspace, which would be suitable for an office or workshop. A gate opens to the rear of the property, with a gravelled area, leading to a lawn with timber decking at the end of the garden and further cabin/summer house. The garden is south facing and attracts sun all day. Enclosed by mature hedging, the garden is very private and a lovely area to enjoy outdoor living.

Council Tax Band - A

EPC Rating - F

Freehold

Agents Note
The neighbouring bungalow has a right of access over the right hand side of the driveway to access their property.

The property has residential use only with no business or services to be run from the address.

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. Water provision is via a Borehole at Tredethick Farm and is metered. Drainage is via septic tank/soakaway.

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