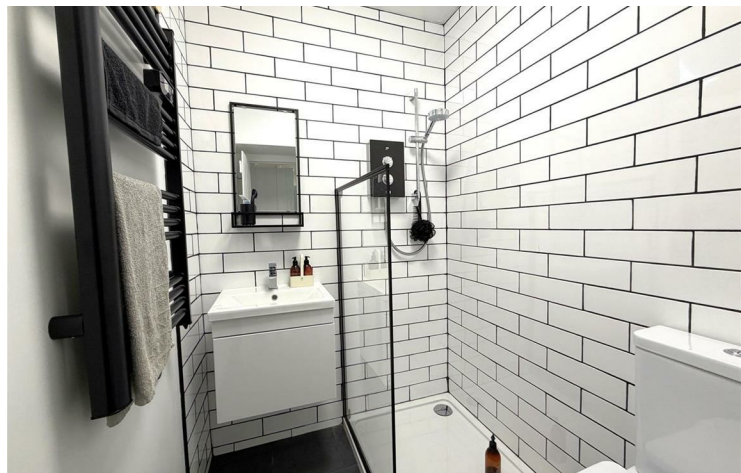
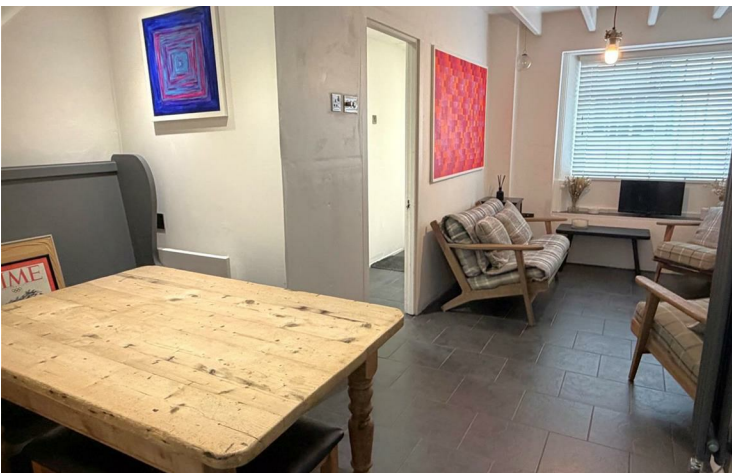




**6 BODMIN HILL,
LOSTWITHIEL, PL22 0AH
GUIDE PRICE £325,000**



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A BEAUTIFULLY RENOVATED 2 BEDROOM COTTAGE, LOCATED CLOSE TO THE CENTRE OF THIS VERY SOUGHT AFTER BUSTLING TOWN. SPACIOUS REAR GARDEN AND PATIO.

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
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6 Bodmin Hill, Lostwithiel, PL22 0AH

Lostwithiel
 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. 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.

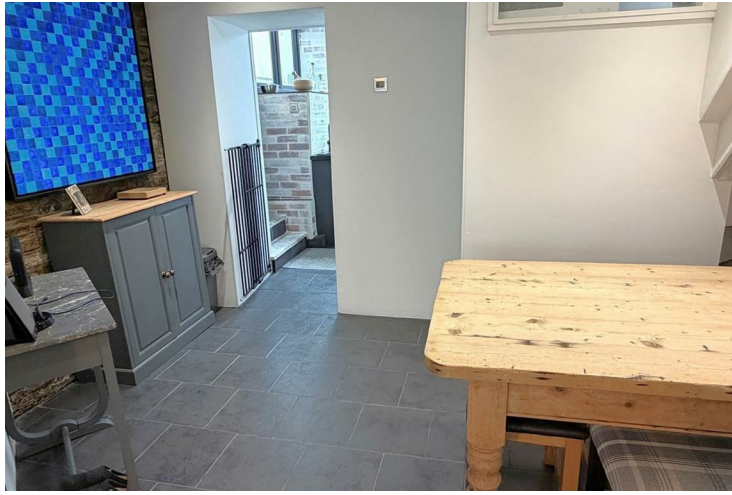
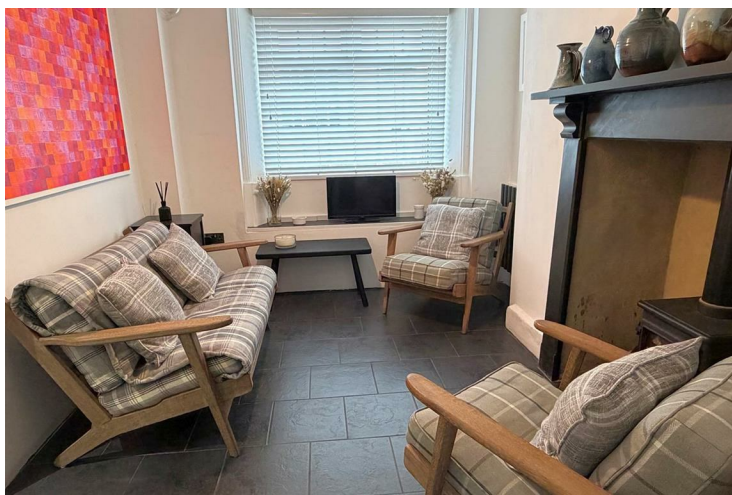
The Property
 Extensively upgraded by the current owner, this lovely cottage has lots to offer,. With a number of original features remaining, the owner has cleverly married period charm with contemporary style, including wall mounted radiators, chic colour scheme and well appointed kitchen/breakfast room, offering a spacious cottage with flexible living space.

There is the benefit of a private and spacious rear garden with independent, gated side access from Bodmin Hill, with paved patio and steps to a raised lawned area.

Located close to the town centre and with easy access to everything Lostwithiel has to offer, including individual shops and main line train station, the property would suit as a stylish main home or second home.

Accommodation
 The front door opens to the hallway with tiled floor and glazed door with original glass opening to the sitting room. A lovely room with window to the front elevation, and attractive marble hearth housing a wood burner, ideal for those chillier evenings. With a tiled floor throughout the living area, the sitting room opens to the dining area, with space for dining table and chairs.

An opening leads to the stylish kitchen with a range of base units and work surface over. An integrated under the counter fridge, Bosch oven/grill with Ceran 4 ring hob over and extractor fan above, along with an inset Neff washing machine, makes this a well equipped kitchen with dining area and 2 Velux windows bringing in a lot of natural light. Further windows and door open to the side alley way which provides an independent access to the garden and Bodmin Hill.



Steps lead from the kitchen to a further reception room used as a second sitting room, with double doors opening to the rear patio, windows to the side elevation and a wood burner set into the hearth.

The lovely contemporary styled shower room, with tiled walls and floor, has a walk in shower with Mira electric shower, WC and wash basin. There is a wall mounted electric towel rail.

From the dining area, a door opens to stairs leading to the first floor landing. There a is a large double bedroom with wooden flooring and window to the front elevation. A further double bedroom is located to the rear of the cottage with window overlooking the garden.

Outside
 A gate to the side of the property gives access to a pathway leading along the side of the house to the rear garden. Double doors from the second sitting room give access to the private paved patio. Steps lead to a further area of garden which is laid to lawn and enclosed by mature hedging and fencing. There is a timber storage shed located at the end of the garden.

Freehold
Council Tax Band -
EPC Rating - Awaiting

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. The property runs from mains electric, however there is a gas connection to the property.

Local Authority
 Cornwall Council.