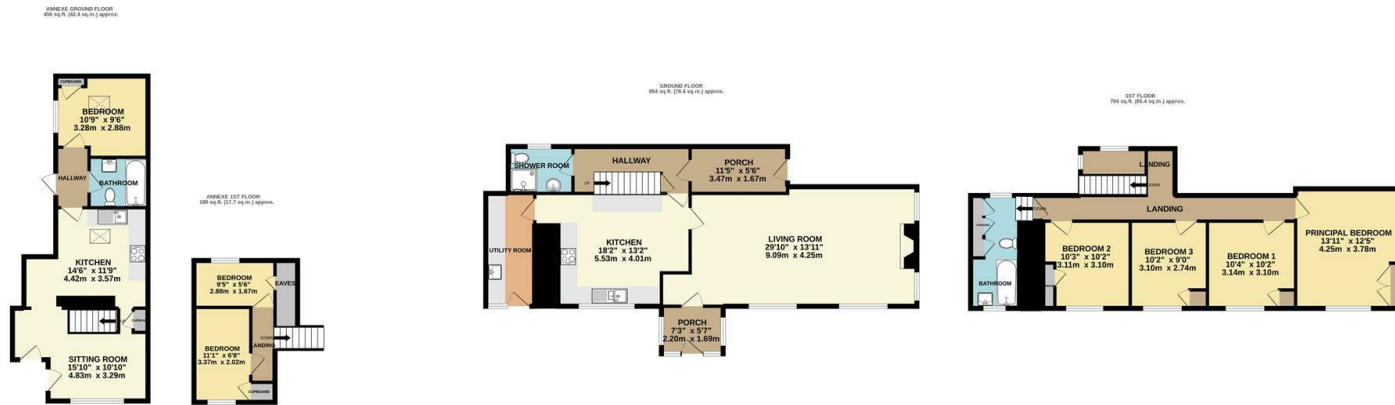


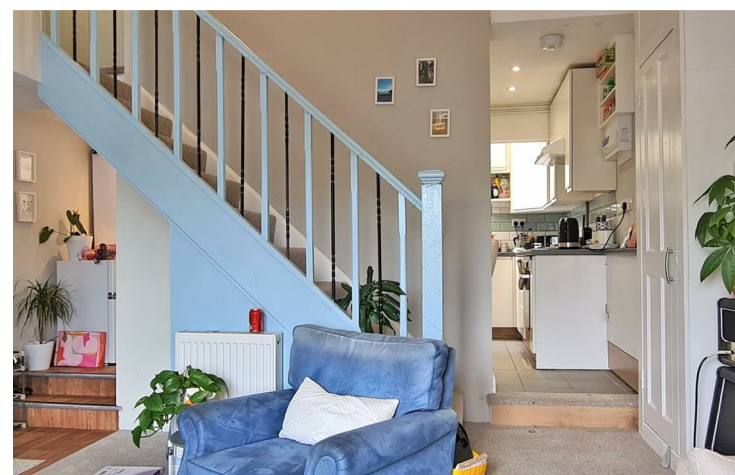
MAY WHETTER & GROSE

**RIVER VIEW, ROSE HILL,
LOSTWITHIEL, PL22 0DG
GUIDE PRICE £665,000**



TOTAL FLOOR AREA : 2205 sq.ft. (204.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A BEAUTIFUL AND SPACIOUS FOUR BEDROOM FAMILY HOME WITH A SEPARATE TWO BEDROOM ANNEXE CURRENTLY OPERATING AS A LONG TERM RENTAL. THE HOUSE HAS A VERY PRIVATE ENCLOSED GARDEN WITH GARAGE AND OFF ROAD PARKING SPACE. CLOSE TO THE CENTRE OF LOSTWITHIEL AND THE RIVER.

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River View, Rose Hill, Lostwithiel, Cornwall, PL22 0DG

LOCATION
 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.

River View is a corner plot situated on Rose Hill and Carbes Lane which is a short stroll from the town centre and equally the Fowey River providing lovely walks and places to sit and relax.

THE ACCOMMODATION
 Accessed from Rose Hill, steps and a path bring you up and through the large and very private garden to River View.

Entering via a useful and practical porch into the warm and welcoming open plan dining/sitting room. With space for a generous dining table, a small step and flooring acts as a natural divide into the sitting area which is focused around the fire place with wooden surround and a slate hearth. A wood burning stove makes for a warm and cosy feel especially in the colder months whilst windows fill the room with light and enjoy views over the garden. The owners have previously been granted planning permission to create a single storey sun lounge off the dining room which would flood the room with early morning to midday sunshine and provide a place in which to relax and unwind and immerse yourself in the garden.

A door leads through into the traditionally designed kitchen/breakfast room with terracotta floor tiles and cream shaker styled solid wood kitchen units. The kitchen provides plenty of storage room as well as space for an undercounter dishwasher, fridge, freestanding fridge freezer and includes an integral electric oven and gas hob. The utility room is accessed from the kitchen and has again plenty of storage units and space for a washing machine and dishwasher, a door leads into the garden.

To the rear of the kitchen a door opens into a hallway which runs behind the kitchen and utility room giving access to an under stairs storage cupboard, a door to a possible hobby room or office (this also has a door leading out to Carbes Lane). Further along the hallway is a shower room with WC, shower cubicle and wash hand basin. Stairs rise up to the first floor.



On this level are four double bedrooms (currently two of the bedrooms have single beds). All bedrooms have built in cupboards and enjoy views over the garden and countryside beyond. The principal bedroom, being dual aspect also has a view over the town and church. The family bathroom has a WC, bath with power shower, wash hand basin and handy storage cupboards.

ANNEXE
 The current owners have extended the property by converting a workshop/garage into a two bedroom annexe. This consists of a sitting room, kitchen/dining room, ground floor double bedroom and bathroom. On the first floor is a second double bedroom and small office/nursery room. Town View is perfect as additional accommodation for extended family, visitors or providing additional income. Currently the owners let the property on a 6 month contract but the annexe is so versatile it would work well in numerous situations.

OUTSIDE
 The pretty garden is very private and secure with a large area laid to lawn. There is a separate raised patio area which is a real suntrap and a great place to relax with a good book and glass of wine!

A path leads around the side of the house to access the secondary door from the hobby room/office and the annex.

Opposite the annex is a row of four garages, River View owns the middle garage and has an off road parking space outside. The annex has a very small courtyard for bin storage and an off road area which is suitable for a motorbike or possible smart car.

TENURE
 Freehold

EPC RATING E

COUNCIL TAX
 BAND E

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

Services
 None of the services, systems or appliances at the property have been tested by the Agents.

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