

BIDE-A-WEE, SCRATIONS LANE, LOSTWITHIEL, PL22 0SL



A beautifully refurbished and extended five bedroom detached family home, boasting versatile accommodation and a private elevated position with superb views over Lostwithiel.

Accommodation Comprises:- Entrance porch, hallway, lounge, kitchen/diner, cloakroom, three ground floor bedrooms, bathroom, utility room, store room, utility/side porch, landing, two first floor bedrooms, second bathroom, gas central heating (Majority underfloor), double glazing, driveway parking for several cars, workshop, enclosed south facing rear garden with large sun deck, patio area, garden store and shed.

£485,000

SITUATION

The property occupies an elevated position on the western fringes of the town, but remains within a relatively short walking distance of the town centre. Lostwithiel is a popular Mid-Cornwall location which is steeped in history and renowned for its vibrant community. The town offers a good range of amenities which include a variety of shops, cafes, restaurants, public houses, professional services, dentist and health centre. There is a main line train station on the Penzance to London line and a choice of two Primary schools. Secondary schools are available at nearby Fowey (7 miles) and Bodmin (5 miles) respectively.

A purpose-built community centre offers recreational and sporting facilities next to the 'King George V' playing field.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance Porch

Front entrance door with uPVC double glazed window either side. uPVC double glazed internal door to:-

Hallway

Radiator. Stairs to first floor. Under stairs cupboard. Overhead box containing the electric meter and consumer unit. Tiled floor. uPVC double glazed window to front elevation.

Lounge

15' 11" x 11' 11" (4.85m x 3.63m) Feature fireplace. Tiled floor. Radiator. uPVC double glazed french doors opening to utility/side porch. uPVC double glazed sliding patio door to:-

Kitchen/Diner

17' 9" x 17' 8" (5.41m x 5.38m) (L shape maximums) A stylish and comprehensive range of shaker style wall, base and drawer units, including a superb central island/breakfast bar. Inset sink with mixer tap. Built-in electric double oven. Separate induction hob with extractor over. Integrated dishwasher and two integrated fridge/freezers. uPVC double glazed windows to side and rear elevations. uPVC double glazed sliding patio door to rear sun deck. Door to bedroom/study. Sliding door to:-

Cloakroom

White low level W.C and wash hand basin. Extractor fan. Built-in shelved cupboard.

Bedroom Five

8' 9" x 7' 11" (2.66m x 2.41m) (Plus recess) uPVC double glazed windows to side and rear elevations.

Utility Room

12' 1" x 6' 8" (3.69m x 2.02m) Skylight. uPVC double glazed windows to rear elevation and obscure glazed door to outside. Rolled edge worktop with inset stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine. Door into:-

Store Room

13' 0" x 6' 8" (3.97m x 2.02m) uPVC double glazed window to front elevation and part obscure glazed door to outside. Skylight. Electric consumer unit.

Study/Hobby Room

11' 10" x 6' 11" (3.61m x 2.10m) Cupboard housing a Worcester gas fired condensing combi boiler. Radiator. Tiled floor. Overhead storage compartments. uPVC double glazed window to front elevation.

Bedroom Three

13' 11" x 12' 2" (4.23m x 3.70m) uPVC double glazed window to side elevation. Wood flooring. Radiator. Fitted wardrobes.

Bedroom Four

11' 10" x 9' 2" (3.60m x 2.80m) uPVC double glazed window to front elevation. Radiator. Wood flooring.

Bathroom

8' 10" x 6' 2" (2.70m x 1.89m) Suite comprising:- Bath, low level W.C and twin vanity wash hand basins. Walk-in shower cubicle with tiled surround. Part tiled walls. Tiled floor. Chrome heated towel rail. Extractor fans. Obscure uPVC double glazed window to front elevation.

FIRST FLOOR

Landing

Double glazed Velux window.

Bedroom One

25' 3" x 13' 1" (7.69m x 3.98m) uPVC double glazed french doors to rear elevation with a Juliet balcony and glorious views over the town. Two double glazed Velux windows. Laminate floor. Two fitted cupboards with double doors. Access to eaves.



Bedroom Two

17' 0" x 13' 0" (5.18m x 3.97m) (Maximum) Two double glazed Velux windows. Small double glazed window to side elevation.

Bathroom

12' 11" x 8' 11" (3.93m x 2.72m) Suite comprising:- Free-standing oval bath and low level W.C. Large fitted vanity unit with inset sink and cabinets. Shower cubicle with rainfall shower. Part tiled walls. Laminate floor. Chrome heated towel rail. Double glazed Velux window. Small double glazed window to side elevation.

OUTSIDE

To the front of the property is an open driveway with ample parking and a workshop. There is pedestrian access to the side of the property leading to the principal garden at the rear. This delightful south facing garden offers a good degree of privacy, boasting a large sun deck, patio and lawn with flowerbed borders and raised beds. Adjoining the side of the property is a covered area which is predominantly used for drying clothes. The bottom end of the garden includes a garden store and shed.

Workshop

12' 7" x 8' 3" (3.84m x 2.52m) uPVC double door and window. Light and power connected.

Garden Store

10' 10" x 7' 3" (3.30m x 2.20m) uPVC double glazed door and window.

COUNCIL TAX

Cornwall Council. Tax Band 'B'.

ENERGY RATING

C (76).

DIRECTIONS

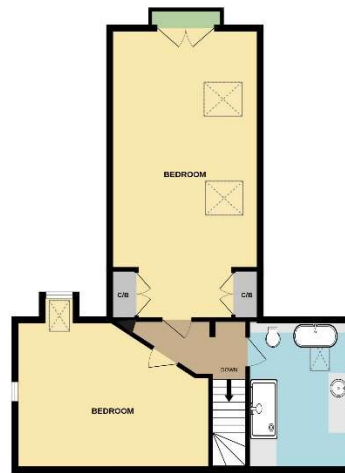
Heading east on the A390 towards Lostwithiel, continue down the hill to the lower part of Edgecumbe Road. When you reach the right-hand bend take the next turning on the left into Scratons Lane. 'Bide-A-Wee' is the first property around the corner on the left.





GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Blueprints 2022

Members of the NAEA



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