

## COOMBESIDE, THE UPLANDS, LOSTWITHIEL, PL22 0DU



**A superbly appointed three bedroom individual style detached bungalow, boasting a secluded elevated position with glorious views over the town and surrounding countryside.**

**Comprising:- Hallway, lounge, dining room, modern kitchen, three double bedrooms, bathroom, separate W.C, gas fired central heating, uPVC double glazing, detached double length garage, driveway parking, raised patios, two ponds, decked terrace/seating area, large timber shed and private generous size gardens.**

**£415,000**



## 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):-

### Covered Entrance

Courtesy lighting. Obscure uPVC double glazed front entrance door opening into:-

### Hallway

Telephone point. Radiator. Large built-in airing cupboard enclosing a jacketed hot water storage cylinder and shelving. Built-in double cupboard enclosing electric meter and consumer unit. Three further built-in double cupboards and one single cupboard. Access to loft space (Fully insulated and part boarded). Obscure uPVC double glazed door to rear garden. Doors leading off to all rooms.

### Lounge

17' 0" x 12' 11" (5.18m x 3.94m) (Maximum) Dual aspect room with large uPVC double glazed window to rear elevation with views over the town and sliding patio door opening to the decked terrace. Attractive fireplace with inset coal effect gas fire. Two radiators. TV aerial point. Glazed door to:-

### Dining Room

11' 11" x 9' 11" (3.62m x 3.03m) Dual aspect room with uPVC double glazed window to front elevation and sliding patio door opening to the decked terrace. Radiator. Glazed door to:-

### Kitchen

11' 11" x 10' 11" (3.62m x 3.32m) Modern range of wall, base and drawer units with rolled edge worktops. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Built-in Bosch electric double oven. Separate four ring electric induction hob with stainless steel extractor hood over. Space and plumbing for washing machine. Space for a free-standing fridge/freezer. Under-unit lighting. Cupboard housing an Ideal Mexico gas fired central heating boiler. Radiator. uPVC double glazed window to front elevation.

### Bedroom One

13' 0" x 11' 5" (3.95m x 3.49m) Dual aspect room with uPVC double glazed windows to side and rear elevation with views over the town. Built-in double wardrobe. Radiator.

### Bedroom Two

10' 9" x 10' 6" (3.28m x 3.19m) uPVC double glazed window to rear elevation with views over the town. Built-in double wardrobe. Radiator.

### Bedroom Three

11' 11" x 8' 3" (3.63m x 2.52m) Dual aspect room with uPVC double glazed windows to front and side elevation. Radiator.

### Bathroom

7' 9" x 5' 6" (2.37m x 1.68m) White suite comprising:- Panelled corner bath with Mira Sport electric shower unit over and vanity wash hand basin. Part tiled walls. Obscure uPVC double glazed window to front elevation. Radiator.

### Separate W.C

White low level W.C and wash hand basin. Obscure uPVC double glazed window to front elevation. Part tiled walls.



## OUTSIDE

Coombeside is approached to the front off Scratons Lane, opening onto a tarmac driveway with parking for several cars. The property boasts a larger than average plot with private gardens arranged to three sides, featuring an abundance of flowers, plants, trees and bushes. There are two raised patio areas and a large decked terrace which provides a delightful sheltered seating area with a sunny aspect. To one side of the property is a large timber shed and a concrete base for a greenhouse. There are also two ponds located on the north side of the property. The main garden enjoys a southerly aspect with stunning views over the town and countryside beyond.

### Detached Garage (Double Length)

35' 3" x 10' 7" (10.75m x 3.23m) Block built with flat roof. Sectional up and over door to front. Two windows. Personal door to far end. Light and power connected.

## ENERGY RATING

Band D (59).

## COUNCIL TAX

Cornwall Council. Tax Band 'D'.

## 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. Follow the road until the entrance to the property is identified on the left-hand side.





**LOUNGE**



**BEDROOM TWO**



**DINING ROOM**



**BEDROOM THREE**



**KITCHEN**



**BATHROOM**



**BEDROOM ONE**



**REAR ELEVATION**





**SIDE GARDEN AND DECKED TERRACE**



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2023

**FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)**

Members of the NAEA



**St Austell**

18 Duke St, St Austell  
PL25 5PH  
01726 73483  
staustell@jefferys.uk.com

**Lostwithiel**

5 Fore St, Lostwithiel  
PL22 0BP  
01208 872245  
lostwithiel@jefferys.uk.com

**Liskeard**

17 Dean St, Liskeard  
PL14 4AB  
01579 342400  
liskeard@jefferys.uk.com



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. IN ACCORDANCE WITH GDPR (GENERAL DATA PROTECTION REGULATION): Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent and the "Experts in Property" of which Jefferys is a member for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.