

2 CARBES LANE, LOSTWITHIEL, PL22 0DF



A well presented three bedroom semi-detached bungalow, set within a superb non-estate location with glorious views over the town and surrounding countryside.

Accommodation Comprises:- Entrance porch, lounge/diner, kitchen, cloakroom, inner hall, conservatory, three bedrooms, shower room, study/occasional bedroom, utility room, gas fired central heating, double glazing (Where stated), brick paved parking area for two cars, generous size gardens and a raised patio area with pergola.

£375,000

SITUATION

The property occupies a superb elevated position within a relatively short walk of the town centre. Lostwithiel is steeped in history and renowned for its vibrant community, offering a good range of amenities including a variety of shops, cafes, restaurants, public houses, professional services, two primary schools, dentist and health centre. There is also a main line train station on the Penzance to London line and a purpose-built community centre. Coulson Park is a short stroll from the property, which is also a nature reserve offering picnic/barbecue areas and beautiful walks along the banks of the River Fowey. Lostwithiel lies just a few miles from the south coast and about a fifteen minute drive from the world renowned 'Eden Project'.

ACCOMMODATION (All sizes approximate):-

Entrance

Steps leading up to the front entrance door, opening into:-

Entrance Porch

6' 6" x 5' 7" (1.98m x 1.70m) Windows to front and side elevation with views over the town. Internal front door opening into:-

Lounge/Diner

16' 3" x 11' 10" (4.95m x 3.6m) Part exposed floorboards. Access to loft space (Partially boarded, fully insulated, pull down ladder and light). uPVC double glazed window to front elevation with views over the town. Double glazed french doors opening to the rear patio. TV aerial point. Two radiators. Door to inner hall. Door to cloakroom. Opening through to:-

Kitchen

16' 7" x 5' 6" (5.06m x 1.68m) Galley style kitchen featuring a modern range of wall, base and drawer units in a gloss finish with rolled edge worktops. Inset stainless steel sink and drainer with mixer tap. Built-in electric oven with inset four ring hob above and extractor over. Space and plumbing for dishwasher. Space for fridge/freezer. Baxi gas fired combination boiler. Radiator. uPVC double glazed windows to front, rear and side elevations.

Cloakroom

White low level W.C and wash hand basin. Radiator. Extractor fan. uPVC double glazed window to rear elevation.

Inner Hall

Doors leading off. Paddle staircase descending to basement level.

Bedroom One

19' 10" x 13' 3" (6.05m x 4.03m) (Maximum) Dual aspect room with large uPVC double glazed window to front elevation, enjoying views over the town and uPVC double glazed window to rear elevation. Two radiators. Fireplace with inset coal effect gas fire and hearth. Telephone points. Picture rail. Sliding patio door to:-

Conservatory

13' 10" x 6' 11" (4.22m x 2.10m) Sloping polycarbonate roof. Double glazed window surround and french doors opening to the rear patio. Radiator.

Bedroom Two

10' 5" x 10' 2" (3.18m x 3.10m) uPVC double glazed window to front elevation with views over the town. Built-in wardrobes and overhead storage. Radiator. Picture rail.

Bedroom Three

9' 1" to front of wardrobe x 5' 7" (2.78m x 1.71m) uPVC double glazed window to rear elevation. Radiator. Built-in wardrobes, drawers and overhead storage.

Shower Room

7' 2" x 5' 8" (2.19m x 1.73m) Large walk-in shower enclosure. White low level W.C and pedestal wash hand basin with tiled splashback. Large heated towel rail. Part tiled walls. Obscure uPVC double glazed window to rear elevation.

BASEMENT

Small Lobby

Doors leading off.

Study/Bedroom

11' 1" x 7' 9" (3.39m x 2.36m) (Low ceiling) Two windows to front elevation. Radiator. TV aerial point. Modern electric consumer unit.

Utility Room

9' 11" x 9' 6" (3.03m x 2.89m) (Low ceiling) Space and plumbing for washing machine. Space for tumble dryer. Gas meter. Radiator. Two windows to front elevation. Door to front garden.

OUTSIDE

To the front of the property is a brick paved parking area for two cars and steps leading up to a generous size front garden with glorious views overlooking the town and an abundance of trees and plants. Gated access to the side of the property leading to a private south facing rear garden. The garden boasts a raised patio with pergola, providing a delightful seating area which is perfect for al-fresco dining and barbecues. A further patio area adjoins the back of the property and there are steps leading up to level lawn in the far corner of the garden.



ENERGY RATING

C(71).

COUNCIL TAX

Cornwall Council. Tax Band 'B'.

DIRECTIONS

Coming down the hill into Lostwithiel from the west on the A390, turn right before the Best Western Hotel into Castle Hill. Continue up the road and turn left into Carbes Lane. The property is located a short way along on the right-hand side.



LOUNGE/DINER



BEDROOM THREE



KITCHEN



SHOWER ROOM



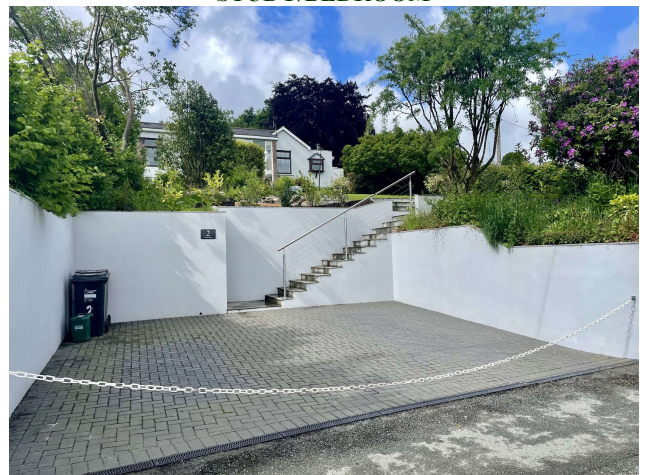
BEDROOM ONE



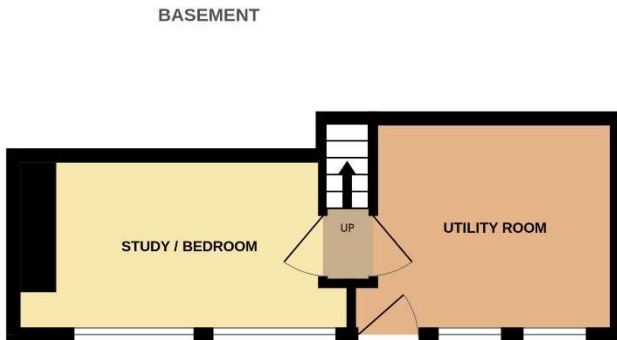
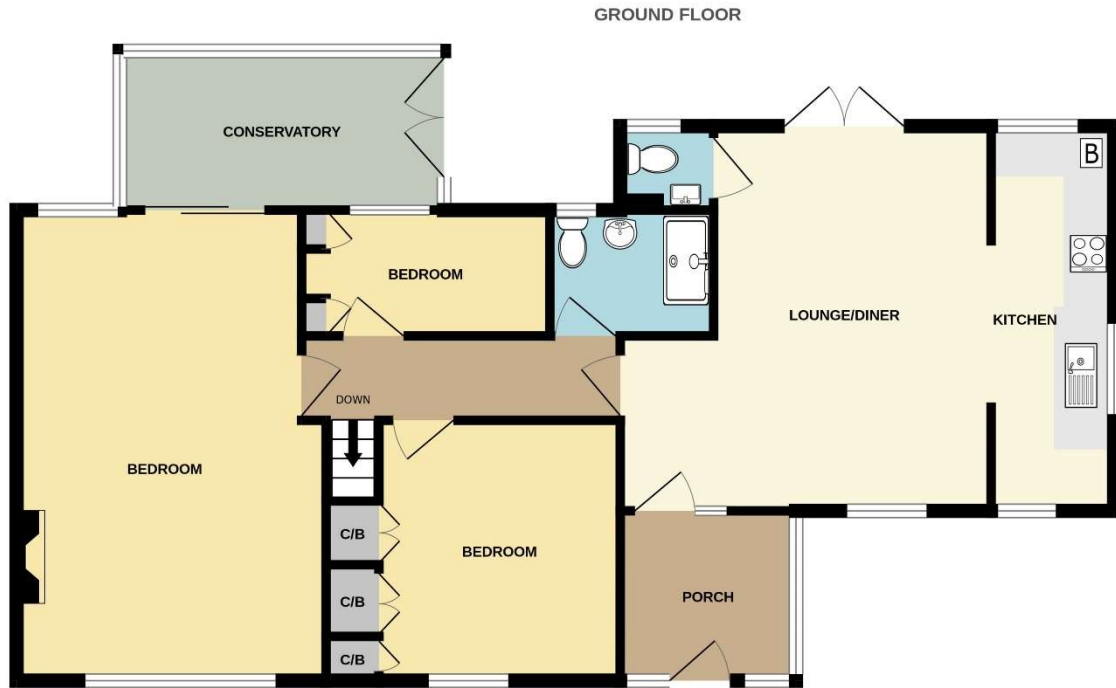
STUDY/BEDROOM



BEDROOM TWO



OFF-ROAD PARKING



Measurements are approximate. Not to scale. Illustrative purposes only
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FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)

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