



ESTATE AGENTS  
LETTING AGENTS  
VALUERS  
SURVEYORS  
AUCTIONEERS

**Tel: 01208 872728**

26 Fore Street  
Lostwithiel  
Cornwall PL22 0BL

# DOWNEND COTTAGE, GRENVILLE ROAD, LOSTWITHIEL, PL22 0RB

A RARE OPPORTUNITY TO PURCHASE A DETACHED THREE BEDROOM COTTAGE WITH BARN/GARAGE ON APPROXIMATELY  $\frac{3}{4}$  ACRE REQUIRING COMPLETE RENOVATION OR REDEVELOPMENT.

- ENTRANCE HALL • KITCHEN/BREAKFAST ROOM • LIVING ROOM WITH PATIO DOORS TO OUTSIDE • THREE BEDROOMS
- BATHROOM • LARGE GARAGE/BARN • DRIVEWAY • GENEROUS GARDENS OF APPROXIMATELY  $\frac{3}{4}$  ACRE • OUTBUILDINGS • WITHIN WALKING DISTANCE OF LOSTWITHIEL • OIL FIRED CENTRAL HEATING (NOT TESTED)

E-mail: [lostwithiel.prop@btconnect.com](mailto:lostwithiel.prop@btconnect.com)



**PRICE GUIDE:                    £250,000-£300,000**



Downend Cottage offers a rare opportunity for either complete renovation or redevelopment. The property occupies a generous plot of approximately ¾ acre which may offer possibilities for the site to be developed with a building plot or even plots subject to all necessary planning permissions.

A gate from Grenville Road opens to a driveway, offering parking for numerous cars, leading down to the cottage and the large garage/barn.

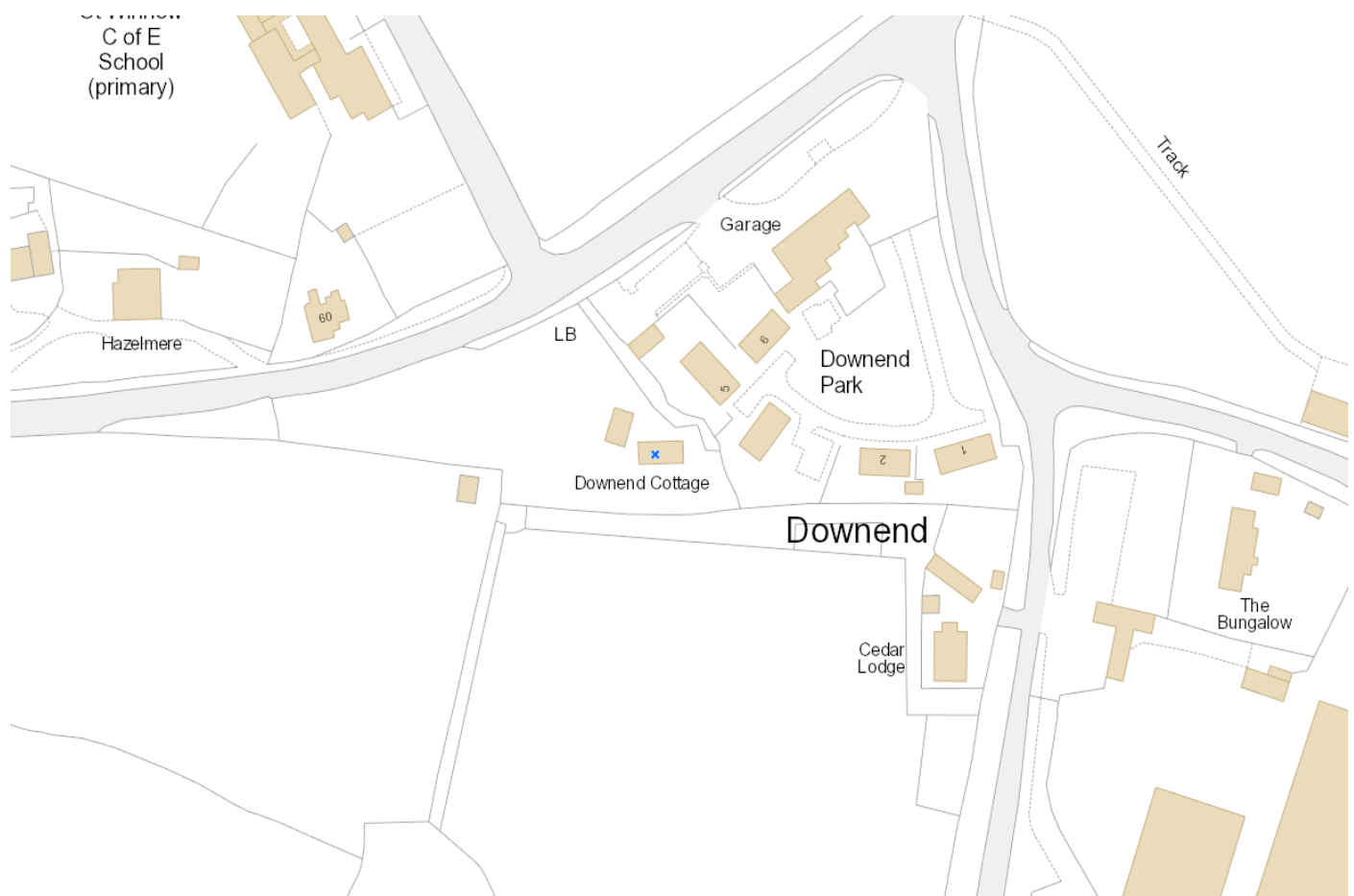
A front door leads into an inner hallway opening to the kitchen breakfast area with windows to the rear and a door through to a walk-in pantry. The oil-fired central heating boiler is located in the kitchen. Step down from the inner hallway into the living room- a generous sized room with beamed ceilings and dual aspect windows. Patio doors to the rear out to the gardens. A staircase from the living room leads up to the landing with doors to three bedrooms and family bathroom.

#### GARAGE/BARN AND OUTBUILDINGS

EPC BAND: Awaiting

COUNCIL TAX BAND: D

Viewings strictly by appointment with the owners' sole agent.  
Please contact The Property Shop 01208 872728.



[www.thepropertyshopcornwall.co.uk](http://www.thepropertyshopcornwall.co.uk)