



ESTATE AGENTS
LETTING AGENTS
VALUERS
SURVEYORS
AUCTIONEERS

Tel: 01208 872728

26 Fore Street
Lostwithiel
Cornwall PL22 0BL

E-mail: lostwithiel.prop@btconnect.com

THE DOWER HOUSE 22 FORE STREET, LOSTWITHIEL, PL22 0BL

AN IMPRESSIVE GRADE II LISTED PROPERTY COMPRISING GROUND FLOOR SHOP CURRENTLY TRADING AS A SUCCESSFUL ANTIQUE SHOP WITH FOUR BEDROOMS, SPACIOUS RESIDENTIAL ACCOMMODATION ABOVE RECENTLY RENOVATED TO AN EXCEPTIONAL STANDARD.

- GROUND FLOOR SHOP • MAGNIFICENT STAIRCASE
- KITCHEN/DINING ROOM • SPACIOUS LIVING ROOM •
- FOUR BEDROOMS • FAMILY BATHROOM • SEPARATE WC
- SUB LET POTTERY • SMALL REAR YARD •



PRICE: £585,000

The Dower House is an impressive GRADE II listed property situated in the heart of Lostwithiel.

The property has been extensively renovated throughout to include new kitchen, bathroom, complete redecoration, new heating, refurbished original sliding sash windows overall a sympathetic and tasteful refurbishment for this prominent Grade II listed building.

There are a number of shops which cater for day to day needs as well as a selection of restaurants, eateries and pubs. Lostwithiel also boasts a mainline railway station with a regular service to London Paddington.

INTERNAL VIEWING IS HIGHLY RECOMMENDED.

DOOR TO:

LOCK UP SHOP: 22'7 x 15'1 narrowing to 13'6. Two original fireplaces, wood panelling, two high windows fronting Fore Street. Door to:



ENTRANCE HALL: Original tessellated tiled flooring. Space for coats and shoes. Side door to outside.

MAGNIFICENT TURNED CENTRAL STAIRCASE:

FIRST FLOOR: Steps up one way to Kitchen/breakfast room and Living room and the other leading to the landing with doors to two bedrooms. Stairs up to top floor.

BEDROOM: 16' x 13'6. Two windows overlooking Fore Street, feature fireplace, original ceiling cornice.



BEDROOM: 9'3 x 9'. Window overlooking Fore Street. Feature fireplace.

LIVING ROOM: 18'3 x 13'8. Original fireplace, window to the side. TV point. Opening to:



KITCHEN/BREAKFAST ROOM: 16'10 x 15'10. Wood effect flooring. Window to the side and window to the rear Newly fitted modern kitchen with shaker style units, wooden worksurfaces and matching island with pendant lights. Eye level oven and grill. Ceramic hob. One and a half bowl sink and drainer with tiled splashbacks. Space for freestanding fridge freezer. Space for large dining table.





Stairs up to:

SECOND FLOOR: Window to side and doors to bedrooms.

BEDROOM: 16'2 x 13'7. Two windows overlooking Fore Street. Feature fireplace, original cornice.



BEDROOM: 9'7 x 8'11. Window overlooking Fore Street. Feature Fireplace.



Secondary landing with limited headroom: Door to large storage cupboard and doors to bathroom and WC.

BATHROOM: Wood effect flooring. Velux windows. Exposed beams. Wall mounted wash hand basin with tiled splashbacks. WC. Freestanding roll top bath. Enclosed shower cubicle with wall mounted shower.



WC: Tiled floor. Window to side. Exposed beams. Freestanding bathroom unit with inset wash hand basin, storage under and tiled splashbacks. WC.

OUTSIDE: A gate from the alleyway to the side of the property opens out into a walled enclosed shared garden with 22a Fore Street. Within this Dower House has the benefit of a private small rear yard.

POTTERY: Two rooms to the rear of the property with separate access:

Room one: Pottery

Room two: Shop/Gallery

The pottery is subject to approximately 6 ½ years left on a 10 year lease to the potter Mr J Webb and as the freeholder the purchaser of The Dower House has the right to received rent of £1000 per annum.

22A FORE STREET: This property was sold on a 999 year lease and the purchaser of The Dower House has the right to receive the nominal Ground rent

EPC BAND: Exempt

2ND FLOOR



1ST FLOOR



GROUND FLOOR

