

THE PROPERTY SHOP

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FINCHLEY HOUSE, 23 BODMIN HILL, LOSTWITHIEL, PL22 0AH

A BEAUTIFULLY PRESENTED THREE BEDROOM COTTAGE WITH SELF CONTAINED ANNEXE, GENEROUS GARDENS, GARAGE AND OFF-ROAD PARKING ONLY A SHORT WALK FROM THE TOWN CENTRE.

- ENTRANCE HALL • LIVING ROOM WITH FEATURE FIREPLACE WITH WOODBURNER • OPEN PLAN KITCHEN/DINING/BREAKFAST ROOM WITH WOODBURNER • THREE BEDROOMS • FAMILY BATHROOM
- ADDITIONAL SHOWER ROOM • SELF CONTAINED ONE BEDROOM ANNEXE • LAUNDRY ROOM • GENEROUS GARDEN WITH RAISED DECKED AND PATIO AREAS • GAS CENTRAL HEATING • GARAGE •
- DRIVEWAY PARKING •



PRICE: £500,000

Finchley House offers a rare opportunity to purchase a family home with off road parking and generous gardens and the addition of a self-contained one-bedroom annexe offering income potential or additional accommodation for dependant relatives.

Lostwithiel town centre is immediately at hand with a range of shops which cater for day-to-day amenities. The town is well known as an antique centre and there are a number of popular pubs and well known restaurants. Lostwithiel also boasts a mainline railway station with a regular service to London Paddington.

THE ACCOMMODATION WITH APPROXIMATE SIZES IS AS FOLLOWS:

FRONT DOOR TO:

ENTRANCE HALL: Engineered oak flooring. Doors to:

LIVING ROOM: 4.1m x 3.5m. Pine floorboards. UPVC sash window to front with plantation shutters. Central heating radiator. Feature stone fireplace with wooden lintel housing wood burner.



OPEN PLAN KITCHEN/DINING/BREAKFAST ROOM: L-shaped room:



DINING AREA: 3.9m x 3.2m. Engineered oak flooring. UPVC sash window to front with plantation shutters. Full length vertical

central heating radiator. Feature stone fireplace housing wood burner. Exposed stonework. Spotlights.

KITCHEN AREA: 7.7m x 3.3m. Engineered oak flooring. UPVC windows to rear. Central heating radiator. Feature revealed timbers and stonework. Cream kitchen units with wooden worktops over comprising both cupboards and drawers and matching island. Integrated dishwasher. One and a quarter bowl sink and drainer. Tiled splashbacks. The kitchen island offers seating, five ring gas hob with a good range of storage under. Space for American style fridge freezer. Alcove with eye level oven and grill. Spotlights. Handmade oak staircase to first floor landing. Door to rear garden.



LANDING: Oak flooring. Central heating radiator. Window overlooking rear garden. Doors to:

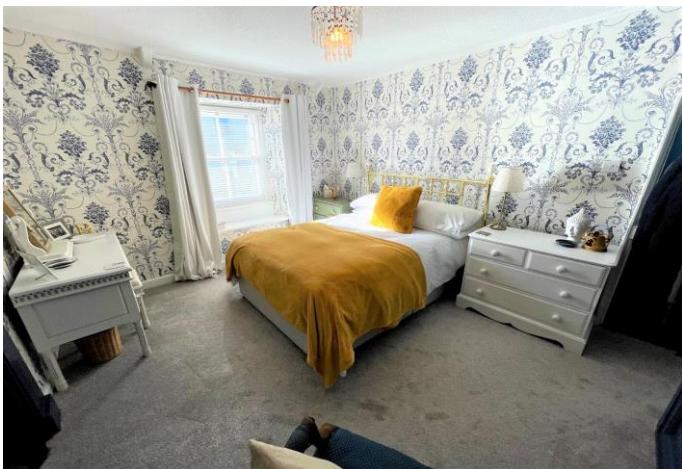
FAMILY BATHROOM: Wooden floorboards. Period style radiator. Window to side offering lovely views to the church. Part panelled walls. Revealed beams. Wood vanity unit with countertop wash hand basin and high-rise chrome mixer tap. Floor mounted freestanding bath shower mixer. Spotlights.



SHOWER ROOM: Tiled flooring. Heated towel rail. Window to rear. Revealed beam. Vanity wash hand basin with storage under. Close coupled WC. Double shower cubicle with glass screen and large fixed shower head. Spotlights.

UPPER LANDING: Doors to:

BEDROOM: 4.2m x 3.2m. Sash window to front with window seat. Central heating radiator. Feature fireplace. Built in wardrobe.



BEDROOM: 4.2m x 3.2m. Sash window to front with window seat. Central heating radiator. Feature fireplace.

BEDROOM: 3m x 1.7m. Sash window to front with window seat. Central heating radiator. Loft access.



OUTSIDE: To the front of the property is a paved driveway offering off road parking, path to the front door and landscaped borders. Steps from the driveway provide access to the garden. Door from the kitchen leads out to a landscaped low maintenance area laid to chippings. Steps leading down to rear gate providing pedestrian access to Duke Street. Steps up to established lawn with mature plants, shrubs, trees and borders. Raised decked area. Pond.

GARAGE: Accessed either from rear courtyard or double doors at the front. Power. Windows to rear and side.

LAUNDRY ROOM: 3m x 1.7m. Space and plumbing for washing machine and tumble dryer. Gas combination boiler. Fusebox..

ANNEXE

FRONT DOOR TO:

OPEN PLAN KITCHEN/DINING/BEDROOM: 7.2m x 2.3m (plus entrance area). Windows to front. Electric heater. Revealed roof timbers. Loft access. Door to shower room.

KITCHENETTE: Vinyl flooring. Floor based units comprising both cupboards and drawers with matching wall mounted units. Four ring electric hob. Stainless steel sink and drainer. Space for fridge freezer. Extractor fan.

SHOWER ROOM: Tiled floor and walls. Obscured window to side. Wash hand basin with storage under. Low level WC. Wall mounted electric shower.



EPC BAND: D **COUCIL TAX BAND:** D



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