



Scrations Lane

Lostwithiel

PL22 0DP

Offers In The Region Of  
£400,000

- ABOUT 1 ACRE OF GARDENS AND LAND
- NO ONWARD CHAIN
- STUNNING VALLEY VIEWS
- MOSTLY PASTURE LAND
- HUGE POTENTIAL
- MATURE GARDENS
- GARAGE
- QUIET AND PRIVATE LOCATION
- SHORT WALK INTO TOWN CENTRE



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - D

Floor Area - 818.00 sq ft



3



1



2



F34

### Property Description

Millerson Estate Agents are pleased to market this three bedroom 'Woolaway' bungalow situated within tranquil mature gardens, in an elevated enviable position and accessed via a private drive. The property is set in about one acre of mature gardens and land with stunning views across Lostwithiel offering huge potential to create a wonderful family home. The accommodation briefly comprises of an entrance hall, lounge, dining room, kitchen, shower room, separate WC, and three double bedrooms. Outside there is a timber shed, detached garage. The land can be accessed via the lower pedestrian gate beside the garage into the field garden or by path to the rear. The land is set to good pasture and is ideal for the grazing of sheep or for the planting of trees. Viewings are strictly by appointment only and highly recommended to appreciate this properties full potential.

### Location

Located in the town of Lostwithiel, this property is accessed via a quiet road which leads to a driveway whilst passing mature rhododendrons, camellias and various other mature shrubs. The property is within walking distance of the historic town centre which is based at the head of the river Fowey, with a well regarded castle of Restormel. The town has a lovely range of local and highly individual shops, local amenities and has a mainline railway station. It is close to the towns of St Austell, Bodmin and Liskeard which offer a larger range of supermarkets and shopping centres. Nearby are the coastal hotspots of Fowey, Charlestown, Looe and Polperro.

### The Accommodation Comprises

All dimensions are approximate.

### Entrance Hall

Covered entrance porch with glazed side screen and door opening into L-shaped entrance hall. Airing cupboard. Built-in cupboard housing insulated copper cylinder immersion heater. Night storage heater. Door leading into:

### Lounge

20'1" x 11'3" (6.13m x 3.44m)

Large picture window to the front elevation with glorious valley views and window to the side elevation. Open fireplace with back boiler set into a stone surround and slate hearth. Night storage heater. Door leading into the

### Conservatory

14'11" x 8'2" (4.56m x 2.49m)

Glazed windows to three sides with lovely views over the garden. Door leading out to the front garden.

### Dining Room

12'9" x 5'10" (3.91m x 1.80m)

Two built-in cupboards. Carpeted flooring. Door leading into the

### Kitchen

13'0" x 5'11" (3.98m x 1.82m)

Window to the front and rear elevation. Base fitted units. Space and plumbing for washing machine, fridge freezer and electric cooker. Sink with drainer. Half-glazed door to the rear.

### Bedroom One

11'1" x 10'10" (3.38m x 3.31m)

Double glazed window to front elevation with views over the valley. Carpeted flooring.

### Bedroom Two

11'1" x 8'11" (3.38m x 2.73m)

Double glazed window to front elevation with lovely rural views. Carpeted flooring.

### Bedroom Three

9'0" x 7'6" (2.76m x 2.31m)

Window to rear elevation. Carpeted flooring.

### Shower Room

5'4" x 4'10" (1.64m x 1.49m)

Wet room with window to rear elevation. MIRA electric shower. Vanity unit with wash basin. Electric towel rail. Vinyl flooring.

### Separate W/C

5'9" x 2'6" (1.77m x 0.78m)

Window to the rear elevation. Low level WC.

### Outside

The land, totaling about 1. acre of land and gardens, sits in a stunning position located up a small road which leads onto a private driveway stocked with an array of Rhododendrons and Camellia shrubs with ample parking. The entrance gate provides access to the barns and the



bottom of the paddock. There are beautiful well-stocked gardens surrounding the property which overlook the valley and historic town of Lostwithiel.

To the side of the property you will find a timber shed (2.53m x 1.74m) and a large garage. There are paths which lead up into the paddock measuring approximately 3/4 of an acre with well defined boundaries. Chicken house with run.

Further enclosure to the righthand side of the bungalow (North side) which total approximately 1 acre .

#### Garage

18'8" x 11'11" (5.70m x 3.64m)

With metal up and over door. Side access. Power and lighting.

#### Services

This property is connected to mains water, electricity and drainage. It falls under Council Tax Band 'D'

#### Directions

On entering Lostwithiel from the St Austell direction , descend into the town and turn left up the no through Scratons Lane immediately before the brown sign welcoming you into this' ancient stannary town'. Proceed up the lane for about two hundred meters and then turn right all the way to the end where you will reach the gate at the foot of the drive.

#### Agents Note

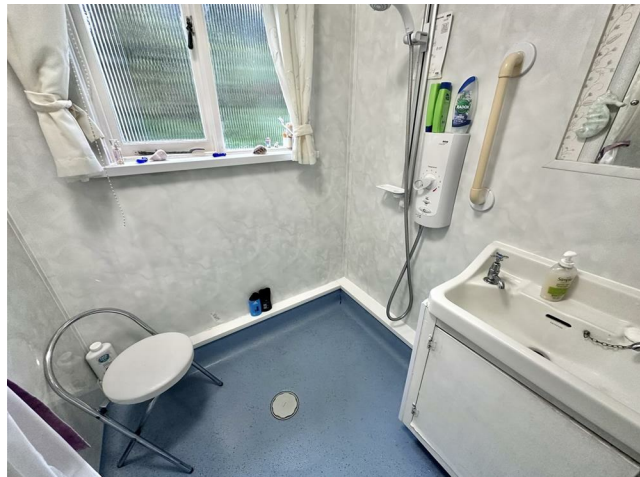
The property is of 'Woolaway' construction, and finance may be possible. Property acceptability is based on a satisfactory valuation report from the bank's appointed valuer. Non-standard construction will be assessed on individual merit.

Extra land and Shepherds Hut is a possible option which the vendors may consider selling.

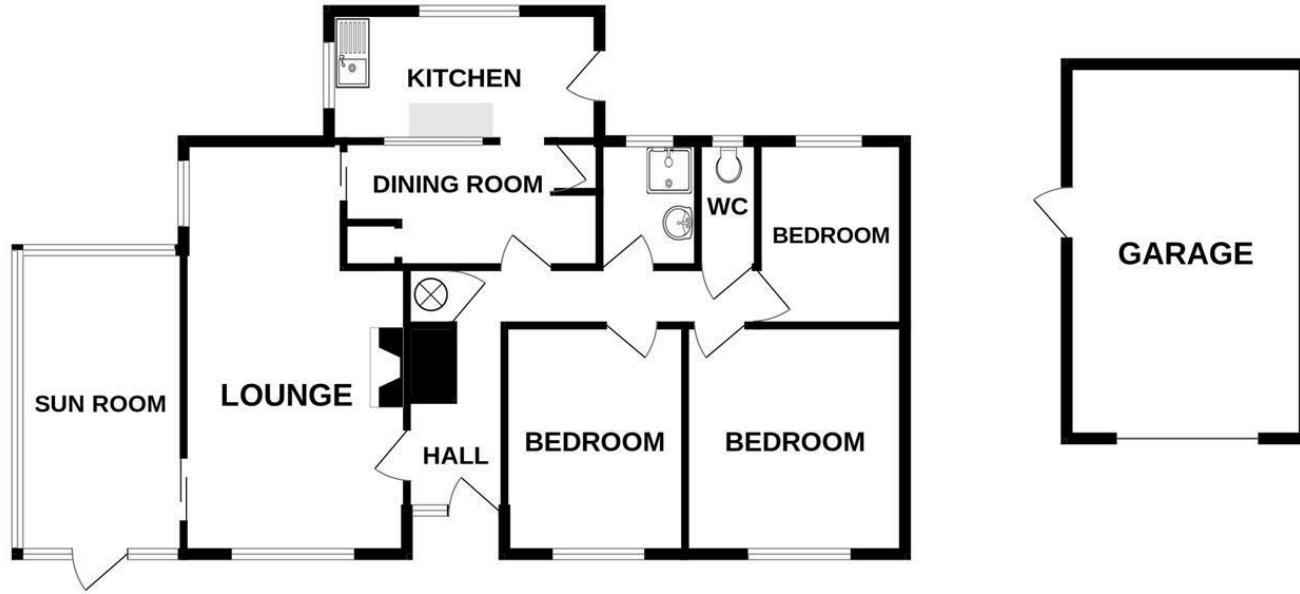




Scrations Lane, Lostwithiel, PL22 0DP



# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		34	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

## Directions To Property

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## Valuation Request

