



Bond
Oxborough
Phillips

Changing Lifestyles

The Mount
Lostwithiel
PL22 0EE



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £685,000



Changing Lifestyles

01208 814055

The Mount, Lostwithiel, PL22 0EE



Set in the heart of Lostwithiel sits a fabulous detached home including private gardens and generous living space throughout...

- Impressive Detached Home
- Large Living & Dining Room
- Potential Future Annexe
- Stunning views over Lostwithiel
- Spacious Kitchen
- Modern Utility Room
- Private Grounds
- Parking for Multiple Vehicles
- Popular Location
- Council Banding - E
- EPC - TBC



Bond Oxborough Phillips are delighted to introduce The Mount to the open market. A grand 4/5 bedroom characterful home nestled on expansive private grounds with breathtaking views across Lostwithiel, offering exceptional future potential for a refined and modern lifestyle

Upon entry, you are greeted by a grand hallway, setting an elegant tone for the entire property. To your right, a private reception room offers a cosy retreat for relaxing evenings, while to your left, a spacious open-plan living and dining area awaits. This area is bathed in natural light thanks to a large bay window, creating a fresh and inviting atmosphere.

The home's character is evident in its high ceilings, sash windows, and fireplaces, with each room providing ample space for large furnishings. Moving from the living and dining area, you enter a well-equipped kitchen featuring built-in appliances, generous cupboard space, and extensive worktops perfect for culinary activities.

Continuing from the kitchen, you find yourself in the modern side extension. Here, an additional living space is revealed, enhanced by bi-fold doors that allow for easy access to the front of the property and infuse the area with a contemporary feel. This extension also includes a modern bathroom and a practical utility room. As you move further, a large reception room with an upstairs area presents itself. Previously used as a home office, this space offers future possibilities as a private annexe or studio space, subject to permission.

Ascending the staircase, you discover four double bedrooms, each designed with raised ceilings that add to the sense of spaciousness. The master bedroom stands out with its stunning bay window, providing glorious views over Lostwithiel and the surrounding countryside. The upstairs is completed by a large, well-appointed family bathroom including separate bath, shower w/c and basin.

Externally, the property sits on a magnificent 0.57-acre plot featuring mature gardens, a private driveway with parking for multiple vehicles and a raised patio perfect for outdoor dining. The panoramic views of Lostwithiel and the picturesque countryside enhance the allure of this exceptional home.

This rare property offers a unique opportunity for luxurious family living in a picturesque setting. A viewing is highly recommended to fully appreciate all that this home has to offer.



Changing Lifestyles

Lostwithiel, Cornwall, is a charming town nestled in the Fowey River Valley, known for its rich history and natural beauty. As the "Antique Capital of Cornwall," it features medieval architecture, quaint streets, and historic sites like Restormel Castle.

Surrounded by rolling hills and lush woodlands, it's perfect for nature lovers and outdoor enthusiasts.

The town offers a friendly community, hosting events like the Lostwithiel Carnival and Dickensian Evening. Despite its historic charm, Lostwithiel provides modern amenities, including cafes, pubs, shops, and convenient transport links. Located just 6 miles from the coast, it's an ideal base for exploring Cornwall's attractions.



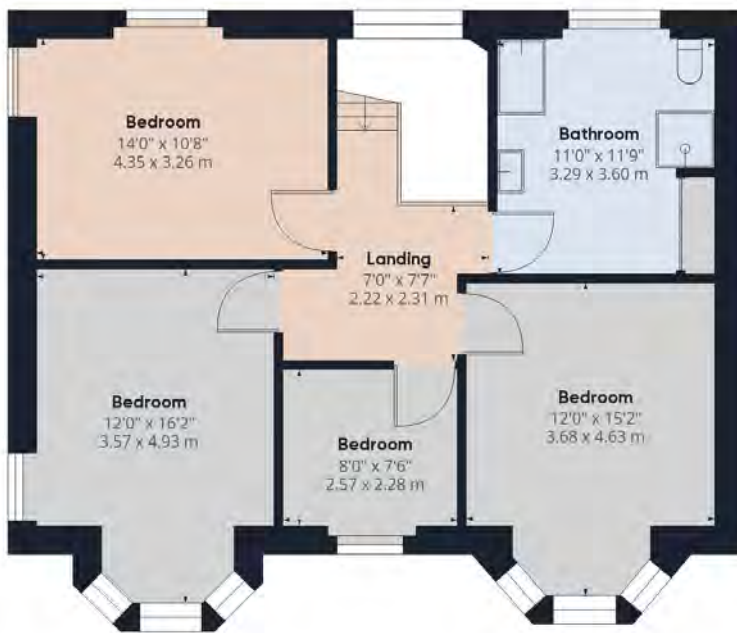
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor 0



Floor 1



Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.