

## Camellia Cottage



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26 Bodmin Hill, Lostwithiel,  
PL22 0AH  
Price: £329,950



46-48 Fore Street, Bodmin,  
PL31 2HL  
01208 74182

  
THE PROPERTY SHOP

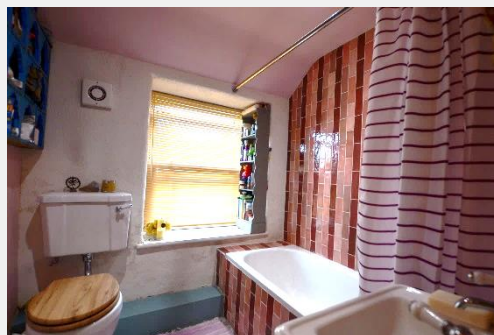
26 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728



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A Charming Character Cottage in the Heart of Lostwithiel nestled in an elevated position with far-reaching views and just a short walk from Lostwithiel town centre, this beautifully presented and recently renovated two-bedroom cottage is full of charm and original features.

Character details such as exposed brickwork, painted ceiling beams, and stone fireplaces add warmth and personality throughout. The bright and cosy living room welcomes you in, centred around a striking stone fireplace – perfect for relaxing evenings.

To the rear, the spacious dining room offers an ideal space for entertaining, with a second characterful fireplace creating a homely focal point.

Upstairs, two generously sized bedrooms continue the charm, alongside a well-appointed family bathroom.

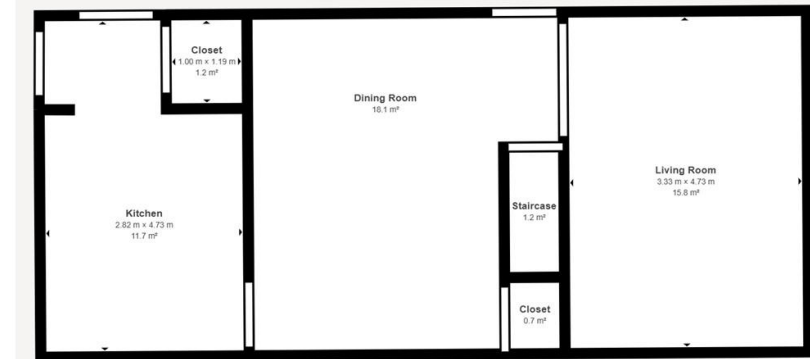
The cleverly designed kitchen features an eye-level window overlooking the delightful, secluded garden – a true highlight of the property. With a sheltered seating area and a large shed at the rear, the private garden is a sunny and peaceful retreat.

Combining original features, a prime location, and a welcoming feel throughout, this lovely home truly must be seen in person to be fully appreciated.

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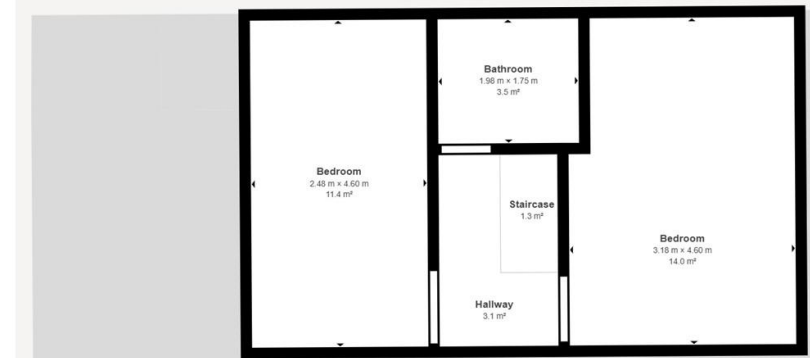
Floor One



THE PROPERTY SHOP

All sizes and Dimensions are approximate. Actual may vary.

Floor Two



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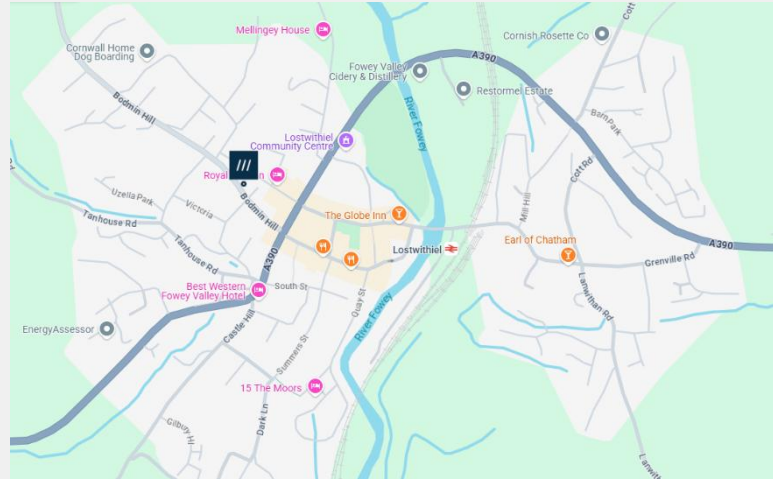


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## KEY FEATURES

- Elevated Position In Lostwithiel
- Recently Renovated
- Walking Distance Of Town Centre
- Beautiful Character Features
- Living & Dining Room With Exposed Brick & Stone Fireplaces
- Bright Kitchen With Eye-Level Window Overlooking Garden
- Private & Secluded, Sunny Rear Garden
- Must Be Seen To Be Fully Appreciated
- Sheltered Seating Area
- Large Shed
- Local Authority – Cornwall Council
- Council Band - C
- Tenure – Freehold



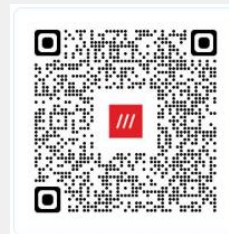
what3words////- forced.owns.songbirds

## SERVICES

HEATING – GAS CENTRAL HEATING

WATER – MAINS

SEWERAGE - MAINS



## SCHOOLS

- Lostwithiel Primary School
- St. Winnow C of E School
- Fowey River Academy
- Bodmin College

## TRANSPORT LINKS

- Lostwithiel Station 0.2 miles
- Short drive to join the A30
- Short walk to Bus stop

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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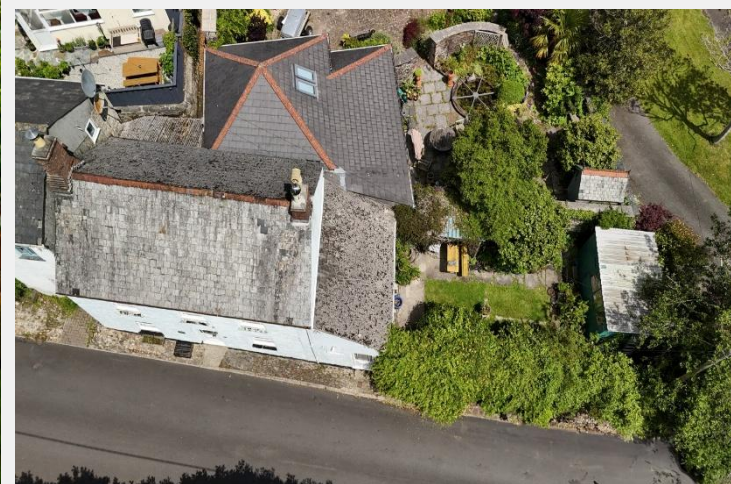
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