LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA6091 **£365,000**

Sweet Briar Cottage,
Little Polgooth, Nr. St Austell, Cornwall **FREEHOLD**

An impeccably presented and beautifully spacious 3 double bedroomed traditional Cornish cottage occupying a fantastic elevated position commanding panoramic views over an unspoilt valley and set in beautifully landscaped gardens approaching an acre.

SUMMARY OF ACCOMMODATION

Ground Floor: sitting room, dining room, study/family room, kitchen/breakfast room, utility/shower/wet room.

First Floor: 3 double bedrooms, family bathroom.

Outside: driveway parking for 2 vehicles, detached single garage, parking. Broad paved front terrace providing lovely views over a valley. Large and well landscaped gardens which are mainly to the rear of the cottage and are separated into separate areas by mature hedges, in all approaching an acre with a large workshop/studio, a separate garden shed and aluminium framed greenhouse.

DESCRIPTION

A superbly presented, refurbished detached traditional Cornish cottage offering surprisingly spacious accommodation comprising three reception rooms to the ground floor together with a large newly fitted kitchen/breakfast room in an extension recently completed by the current owners and on the first floor are three

double bedrooms, two of which are to the front of the cottage and enjoy the stunning views out over an unspoilt valley whilst the third is at the rear of the property with direct access to the rear gardens. There is a utility/shower/wet room on the ground floor and a well fitted family bathroom on the first floor with bath and separate shower unit.

The surrounding gardens are an absolute delight having been well landscaped and planned over the years, approaching an acre. Adjacent to the road the driveway provides parking for 2 vehicles and access to the single detached garage and from the garage 25 steps ascend to the front of the cottage where there is a broad paved terrace overlooking the valley and providing access to the front door and either side of the cottage. The majority of the garden lie to the rear and immediately along the back wall of the cottage is a large paved terrace with raised planting beds set into the retaining walls and an attractive pond feature with steps up to an aluminium framed greenhouse and a superb studio/workshop built of block and tanalised timber with light and power points. Further steps pass the workshop ascend into the gardens above which are beautifully landscaped and divided into various areas by mature hedges with mature hedge and tree boundaries that are clearly defined and provide total privacy.

Finding such a well presented and spacious cottage in such beautiful surroundings with lovely views and large gardens is quite difficult and as long as the slope and steps don't pose a problem then this should make quite an easy decision for any potential buyer.

LOCATION

Little Polgooth is a sought after and picturesque village between Truro and St Austell providing easy access to both. Polgooth village has a local village store and post office, coal store, hairdresser and a well regarded village inn all within walking distance.

This picturesque rural village lies within easy reach of the south Cornish coast with superb beaches just a short drive away at Porthpean, Charlestown, Carlyon Bay and Pentewan with both Porthpean and Pentewan beaches having active sailing clubs. The picturesque

fishing village of Mevagissey lies to the south with its beautiful inner and outer harbours providing fishing trips and boating facilities and behind the stunning beach at Carlyon Bay is an 18-hole golf course. There are further golf courses available in Polgooth and nearby at Duporth.

St Austell town centre is but a short drive away providing a wide array of leisure, commercial and retail facilities, a revitalised shopping centre, large leisure centre, out of town trading estates and supermarket, a variety of sports clubs and a mainline station that provides a direct link to London Paddington with an approximate travel time of 4½ hours. The road network from St Austell connects quickly to both the A390/A38 and the A30, both of which remain largely dual carriageway all the way to Exeter where they join the national motorway network.

THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

Step to recessed double glazed wood effect front door opening onto:-

SITTING ROOM – 22' x 11'10". To one end of the room is a large inglenook fireplace with natural stone surround and a raised quarry

tiled hearth on which stands a woodburning stove with large timber lintel above and display niche to one side. Wood effect flooring, two double glazed windows and a double glazed door at the front provide stunning views over the surrounding countryside. Stairs ascending to the first floor, open beamed ceiling, radiator with thermostatic control, television aerial point. Beside the fireplace two steps and a doorway open onto the:-

STUDY / FAMILY ROOM – 13'8" x 6'9". Double glazed windows overlooking the front gardens with countryside glimpses. Wood effect flooring, radiator with thermostatic control, opaque double glazed window to the rear garden. At the opposite end of the sitting room a part glazed panelled door opens into the:-

DINING ROOM – 13'2" x 11'9". Twin double glazed wood effect doors opening onto the front terrace and also providing lovely countryside views. Large built-in storage cupboard for Hoovers, ironing boards etc with wall mounted electric consumer circuit breaker board and coat hanging hooks, ceramic tiled flooring, two radiators with thermostatic controls, double glazed window to the side, two wall light points, TV aerial point. Doorway to:-

CLOAKROOM / UTILITY / SHOWER ROOM – 11'10" x 6'3". At one end of the room is a large wet room/shower area with fully tiled walled surrounds, fully tiled floor with floor drain, fitted Galaxy Aqua 3000 shower unit with opaque double glazed wood effect window to one side and an extractor fan and inset ceiling downlighter. The remainder of the room has ceramic tiled floor and low level walls. White ceramic wash hand basin with vanity cupboards beneath and roll edged laminated toiletry shelving on either side. Under counter space for washing machine/dryer, low level wc with concealed cistern and wall chromium flush plate, opaque double glazed window, inset ceiling downlighters, built-in storage cupboard with gloss white doors, wall mounted electric towel rail. Electric underfloor heating.

KITCHEN / BREAKFAST ROOM – 17'8" x 10'8". The kitchen is well fitted with an extensive range of light wood fronted cabinets comprising base level cupboards and drawers with further matching wall cupboards and surround granite effect roll edged laminated worktop surfaces with an inset 1½ bowl stainless steel sink unit with chromium mixer tap. Matching central island unit with cupboards and drawer beneath, concealed pelmet lighting to the worktop surfaces and attractive tiled wall surrounds. Full range of integrated appliances which includes a double oven and grill, a

built-in American size Samsung fridge/freezer in white gloss, plumbed into provide an ice maker etc. Four ring halogen AEG ceramic hob unit with illuminating extractor hood above. Integrated dishwasher. Double glazed wood effect doors at either end opening onto the rear gardens. Ceramic tiled flooring with underfloor heating, freestanding dresser style units match the kitchen cabinets with two glass fronted cabinets at the top for display with internal lighting and a central set of shelves. Inset ceiling downlighters throughout the kitchen, double glazed windows at either end overlooking the gardens.

From the sitting room a staircase with wooden handrail to one side ascends to a galleried first floor landing with sun pipe to provide natural light, loft hatch access, inset ceiling downlighters, radiator with thermostatic control, large built-in airing linen cupboard housing a foam dipped hot water cylinder with immersion facility and slatted shelving above. Further low level adjacent cupboard housing the zone control for the underfloor heating. Doors off to:-

BEDROOM 1 – 14’ x 11’10”. Double glazed window to the front providing stunning countryside views, further double glazed window overlooking the rear garden, inset ceiling downlighters with canopied ceiling, radiator with thermostatic control, two wall light points, TV aerial point.

BEDROOM 2 – 11'10" x 10'4". Built-in double wardrobe with further cupboards above, double glazed window providing stunning views over the valley, inset ceiling downlighters, radiator with thermostatic control. TV aerial point.

BEDROOM 3 – 17'8" x 10'9". Triple aspect with a pair of double glazed wood effect doors opening onto the rear garden, further double glazed window to the side and double glazed eaves Velux skylight window. Wood effect flooring throughout with underfloor heating, four wall light points, large built-in storage cupboard with hanging rail space and shelving, television aerial point.

BATHROOM. Panel enclosed bath with fitted shower above and glazed shower screen to one side with fully tiled walled surrounds, low level wc, pedestal wash hand basin set into a vanity surround with toiletry shelving on either side and built-in cupboards and drawers below with concealed pelmet lighting above and tiled walled surrounds. Opaque double glazed wood effect window with tiled sill, vinyl covered floor, wall mounted radiator/towel rail with thermostatic control, extractor fan.

OUTSIDE

From the lane the property is approached by a concreted driveway which provides off-road parking for 2 vehicles and access to the:-

DETACHED GARAGE – 15' x 9'9". Built of concrete block with a pitched slate roof, internal light and power point, twin opening part glazed panelled wooden doors to the front and a wall mounted electric consumer circuit breaker board internally.

From the garage 25 steps ascend through tiered lawns and well planted flower and shrub beds to a large pavioured front terrace which provides lovely elevated views over an unspoilt valley. To the right of the path approaching the front door is a well tended lawn and there is outside courtesy lighting to the terrace. A block pavioured path along the left hand side of the property with outside lighting leads around to the door leading into the kitchen/breakfast room with well planted raised flowerbed and shrub bed to one side while a flight of steps up the side provide access to a large raised paved terrace at the rear with raised flowerbeds behind natural stone walls and an attractive garden pond.

Further steps from this terrace ascend into two further tiers of lawn which then proceed along the valley top to large enclosed individual areas of garden totalling three in all which are mainly laid to lawn with dividing hedges and inset trees with well matured hedge and tree boundaries providing good privacy and in all the gardens are approaching an acre. A further narrow concrete path leads along the right hand side of the property around to further paved terraces at the rear providing access into the second double glazed door into the kitchen.

Steps up into further terraces where there is an **ALUMINIUM FRAMED GREENHOUSE** and a **LARGE TANALISED TIMBER GARDEN SHED/WORKSHOP – 11'4" x 8'8".** With double glazed panelled doors to the front. Built of cavity concrete block walls with concrete floor, exposed internal A-framed trusses on a pitch slated roof with electric, power and light points.

GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. Facsimile: (01872) 273474. Website: www.waterfrontandcountryhomes.com E-mail: sales@lillicrapchilcott.com

POST CODE – PL26 7DD.

SERVICES – Mains water, mains electricity, private drainage, Propane gas central heating and electric underfloor heating. Telephone/broadband subject to supplier's regulations. For Council Tax see www.mycounciltax.org.uk.

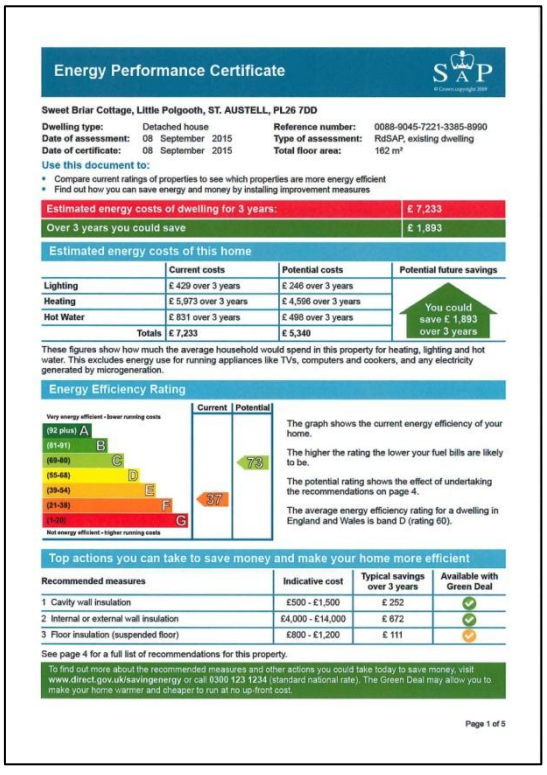
DIRECTIONS – From St Austell follow the A390 towards Truro, leave the town by proceeding up over the hill and down into the dip the other side and as you are coming out of the dip turn left towards Polgooth and Trelowth. Proceed along this road and take the first main turning left to Polgooth and drop down the valley side into the village. Proceed down through the village until you get to the Polgooth Inn on your right hand side. Bear right as if heading into the pub and then take the road that runs along the bottom of the pub car park (Rickett's Lane). Follow Rickett's Lane to a T-junction at which turn right and proceed up the hill whereupon Sweetbriar Cottage will be found a short way up on the right hand side.

Alternatively:-

From St Austell take the B3273 towards Mevagissey and follow the road into London Apprentice. Opposite Kingswood Restaurant turn right to Polgooth. After 100 metres or so turn left towards Carnmoggas and St Ewe. Follow this road up into Little Polgooth and Sweet Briar Cottage will be found on the right hand side.

AGENT'S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm (available for viewings all day).



Energy Performance Certificate

SAP

Sweet Briar Cottage, Little Polgooth, ST. AUSTELL, PL26 7DD

Dwelling type: Detached house
Date of assessment: 08 September 2015
Date of certificate: 08 September 2015
Reference number: 0088-9045-7221-3385-8990
Type of assessment: RdSAP, existing dwelling
Total floor area: 162 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 7,233
Over 3 years you could save	£ 1,893

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 429 over 3 years	£ 246 over 3 years	You could save £ 1,893 over 3 years
Heating	£ 5,973 over 3 years	£ 4,596 over 3 years	
Hot Water	£ 831 over 3 years	£ 498 over 3 years	
Totals	£ 7,233	£ 5,340	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Current | Potential

Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs

37
73

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 4.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 252	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 672	✓
3 Floor insulation (suspended floor)	£800 - £1,200	£ 111	✓

See page 4 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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Not to scale – for identification purposes only.

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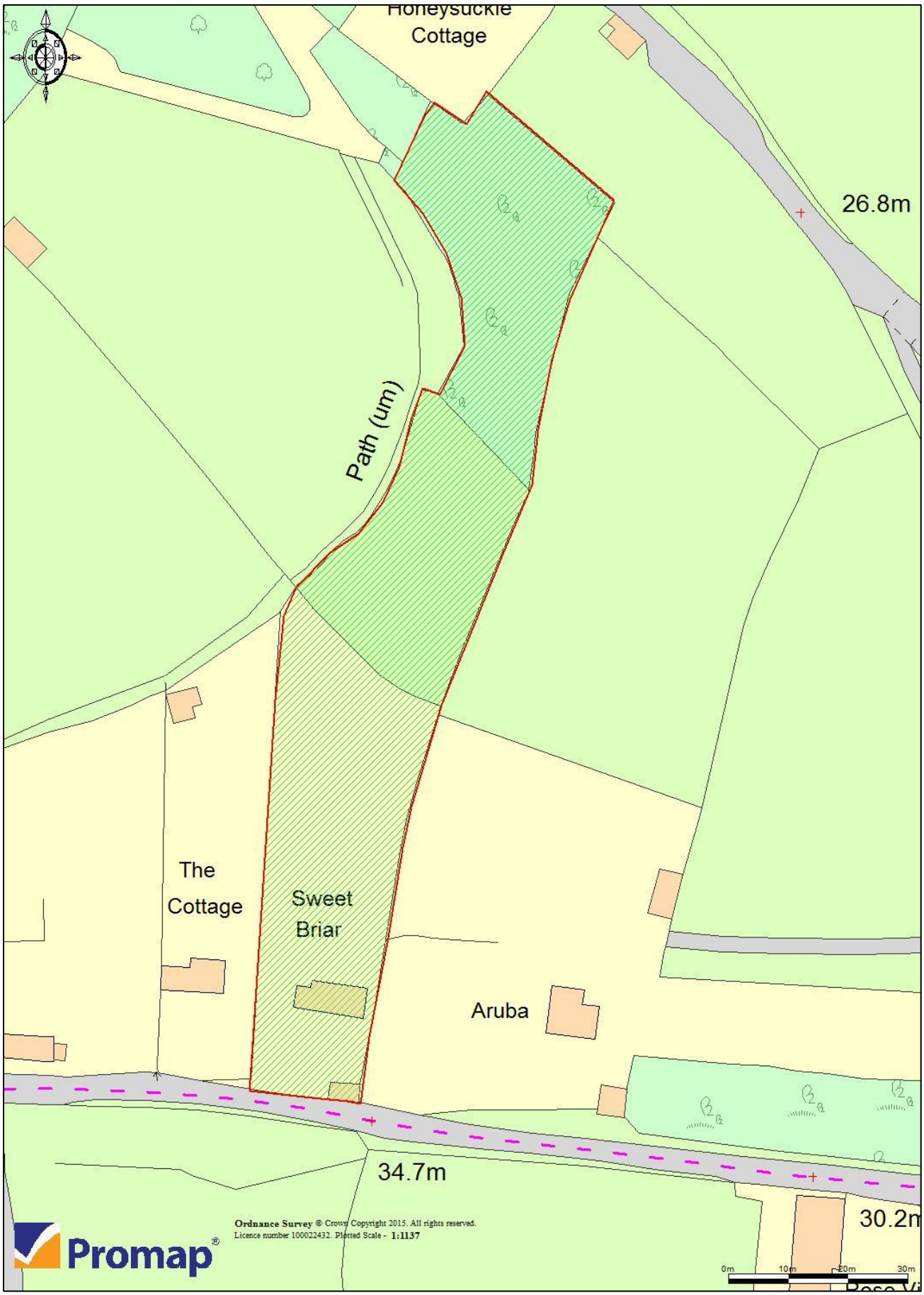

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