



VALLEY MEAD
POLGOOTH
ST. AUSTELL PL26 7AU

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



Philip Martin



Philip Martin



Philip Martin



Philip Martin

VALLEY MEAD

POLGOOTH

PL26 7AU

DETACHED COTTAGE AND ANNEXE IN QUIET RURAL LOCATION
YET WITHIN WALKING DISTANCE OF VILLAGE FACILITIES

Enjoying magnificent far reaching views over the surrounding countryside
with complete privacy.

Very attractive with light and airy rooms all enjoying the wonderful views. In
a very peaceful setting, adjoining fields on three sides and sunshine all day.

Four bedrooms, sitting room with woodburner, dining room, kitchen with
Aga, shower room and cloakroom/utility.

Attached one bedroom annexe with open plan live-in kitchen, dining and
sitting room. Bedroom with en suite shower room.

Delightful gardens with an array of mature plants, trees and shrubs and lots of
sitting areas to enjoy the amazing views.

Stable block with three stables and tack room.

Double glazing. Oil fired central heating. Owned solar panels producing
income from the feed in tariff.

Within a short walk of excellent village facilities at Polgooth and close to
sandy beaches and lovely walks along the south Cornish coast.

Freehold. EPC - C. Council Tax Band E.

GUIDE PRICE £585,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 St Mawes: 01326 270008

E: sales@philip-martin.co.uk

www.philip-martin.co.uk



The particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or for the Vendor whose agents they are, give notice that:

(a) Whilst every care has been taken in preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

GENERAL COMMENTS

The location of Valley Mead is very special indeed, tucked away in a quiet position on the edge of Polgooth yet within walking distance of the village pub, post office and shop. The whole property enjoys fabulous views over the surrounding countryside. Valley Mead has been in the same ownership for nearly forty years and has been greatly improved during this time. In recent years the attached garage has been converted into a self contained annexe and so the house is extremely versatile. The accommodation includes four bedrooms and shower room on the first floor with kitchen/breakfast room, dining room, sitting room, utility and cloakroom downstairs. The annexe includes a superb kitchen/dining and sitting room on the ground floor with en suite bedroom upstairs. All of the rooms are of a good proportion and many are twin aspect and so very light with good views. Outside is a very private enclosed garden that enjoys a sunny aspect and fabulous views. There is plenty of parking and at the top of the garden is a splendid stable block. The house has oil fired central heating, double glazed windows and solar panels that provides income through the feed in tariff. Valley Mead is being sold with no chain and an internal viewing is essential. The vendor rents a small paddock that adjoins the property. It may be possible for this to continue with the new owner. Further information from the agents.

LOCATION

The village of Polgooth has a good range of facilities including a popular local pub, post office and general stores whilst at the nearby St. Mewan there is a primary school and parish church. The property is also well placed for access to the south Cornish coast and much of the land in the area is owned and protected by the National Trust. Well known local attractions in the area include the Eden Project, Lost Gardens of Heligan, the quaint harbour side village of Mevagissey and Charlestown as well as the beaches at Pentewan, Carlyon Bay and Porthpean. The nearest beach is a twenty minute bicycle ride along the Pentewan cycle trail. The town of St. Austell is less than three miles from the property whilst the city of Truro with its fine shopping centre is about thirteen miles away. Both offer a wide range of daily facilities including secondary schools and supermarkets. There is a main line railway link to London (Paddington) from Truro and St. Austell.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE PORCH

Tiled floor. Windows overlooking the garden. Glazed door to:

KITCHEN/BREAKFAST ROOM

4.47m x 3.68m (14'7" x 12'0")

A twin aspect room with windows overlooking the front and rear gardens with countryside beyond. Mainly base level kitchen units. One and a half bowl, stainless steel sink with single drainer. Oil fired Aga with tiled surround, cupboards in recess. Space and plumbing for dishwasher. Fabulous slate flagged floor. Double doors opening to sitting room, doors to dining room and utility.

DINING ROOM

3.76m x 3.76m (12'4" x 12'4")

A twin aspect room overlooking the rear garden and enjoying village and countryside views beyond. Two radiators.



SITTING ROOM

6.60m x 3.70m (21'7" x 12'1")

A light, twin aspect room with two windows overlooking the front garden and window to rear with garden and country views and all with slate sills. Feature fireplace incorporating woodburning stove with granite lintel and slate hearth. Three radiators. Television point.

UTILITY ROOM & BACK KITCHEN

2.64m x 2.13m (8'7" x 6'11")

Stable door to front garden. Window to side, tiled floor, space for tall fridge/freezer. Boiler cupboard housing oil fired Firebird central heating boiler with slatted shelves.

CLOAKROOM

Low level w.c, pedestal wash hand basin, frosted window to rear with tiled cill. Space and plumbing for washing machine, space for tumble dryer. Tiled floor.

FIRST FLOOR

LANDING

Radiator, loft access, Velux window. Airing cupboard with slatted shelves and factory lagged hot water cylinder.

Philip Martin



BEDROOM ONE

3.90m x 3.74m (12'9" x 12'3")

A light twin aspect room with windows to rear, enjoying views over Polgooth and countryside beyond and window to front overlooking the garden. Two radiators, wash hand basin with cupboards below.

BEDROOM TWO

4.40m x 2.99m (14'5" x 9'9")

A twin aspect room with windows enjoying lovely rural and village views. Triple built-in wardrobes with additional storage over. Vanity sink unit with double cupboard below and tiled worktop. Exposed wooden floor. Two radiators. Canopied ceiling.

BEDROOM THREE

4.36m x 3.56m (14'3" x 11'8")

A light twin aspect room with windows overlooking the rear enjoying far reaching rural views and to the front overlooking the garden. Two radiators. Built in wardrobe with storage cupboard over and shelves. Vanity sink with cupboards and drawers below. Door into the annex.

SHOWER ROOM

A white suite with low level w.c, pedestal wash hand basin with tiled surround. Double shower cubicle with Mira electric shower over. Extractor fan. Window overlooking the rear garden. Heated towel rail.

BEDROOM FOUR

3.30m x 2.25m (10'9" x 7'4")

Window overlooking the front garden. Radiator.

ANNEXE

KITCHEN/DINING & SITTING ROOM

4.20m x 4.14m (13'9" x 13'6")

Open plan kitchen, dining and sitting room. Twin aspect with window to front and French doors opening to side, with blinds. Electric wall mounted heater. Base and eye level kitchen units. Worktops incorporating single sink. Integral electric oven with ceramic hob and extractor hood over. Integral fridge. Feature wood burning stove on a slate hearth.

ANNEXE BEDROOM (OR FIFTH BEDROOM)

4.32m x 4.20m (14'2" x 13'9")

Twin aspect with windows overlooking front and rear gardens with window blinds. Electric wall mounted heater. Door to bedroom three and:

EN SUITE

Modern white suite comprising low level w.c, vanity sink unit with cupboard below, double shower cubicle with fully tiled surround and Mira electric shower. Heated towel rail. Frosted window to rear.



OUTSIDE

Valley Mead is approached from a country lane through two wooden gates that opens into a private driveway, where there is parking for three/ four cars and ample turning space. A concrete path/drive leads up to the stables. The front garden is predominantly gently sloping lawn with a wonderful selection of mature shrubs and plants including a splendid magnolia tree. The whole garden is extremely private and enclosed within natural hedge boundaries which provides privacy and protection. Located at the top of the garden are the stables with concrete apron that provides additional sitting out space in which to enjoy the lovely views. The stables have recently had a new box profile roof and have light and water connected. Adjoining these stables is an open fronted shed currently used as a log store and the views from here are lovely. A path leads down, through the front garden, to the front door and lawned garden with attractive stone retaining wall, beyond this is a further enclosed garden that continues around to the rear where a pedestrian path leads via a metal gate onto the access lane with quick access to the public house and village facilities. There is an additional garden at the rear enclosed within a high hedge that gives total privacy and a path leads back to the entrance porch.

STABLES, TACK ROOM & LOG STORE

A superb stable block including three stables and tack room.

Stable 1 - 3.80m x 3,10m

Stable 2 - 3.80m x 3.07m

Stable 3 - 3.65m x 2.95m

Tack Room - 3.05m x 1.85m

Log Store - 3.94m x 2.95m

SERVICES

Mains water, electric and drainage are connected. Oil central heating. Photovoltaic Solar Panels.

N.B

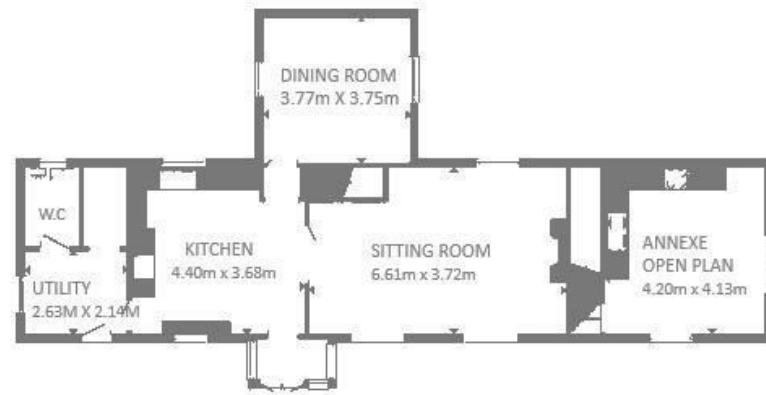
The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

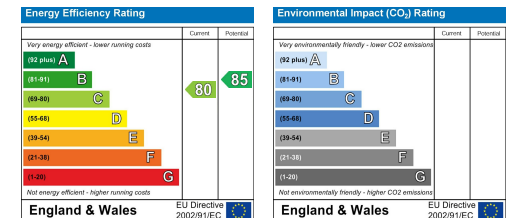
From Fore Street turn left just after the shop and post office and take the first left hand turning almost opposite Polgooth Village hall. Follow this country lane passing Whitegate Farm and keep going. It is an unmade lane which will continue to Valley Mead which is on the right hand side.



GROUND FLOOR



FIRST FLOOR







PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 www.philip-martin.co.uk

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin