



Ricketts Lane

Polgooth

St. Austell

PL26 7DA

Auction Guide £175,000

- FOR SALE BY PUBLIC AUCTION  
- 24TH JULY 2025
- GARAGE PLUS PARKING
- ELEVATED POSITION WITH  
RURAL VIEWS
- TWO WELL PROPORTIONED  
BEDROOMS
- SELF-CONTAINED ANNEX
- WITHIN WALKING DISTANCE  
TO LOCAL AMENITIES
  - HUGE POTENTIAL
  - ENCLOSED GARDEN
- EXPANSIVE RECEPTION ROOM
- TUCKED AWAY RESIDENTIAL  
LOCATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - D

Floor Area - 1173.26 sq ft



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#### PROPERTY

Fantastic refurbishment opportunity/redevelopment possibility elevated with rural views.

GROUND FLOOR – Reception hall, sitting room, kitchen/breakfast room, three bedrooms, bathroom, additional kitchen/living room, cloakroom and shower cubicle

- Current layout is a two bedroomed bungalow and a one bedroomed annexe with its own front door.
- There are areas of garden on all four sides of the property particularly to the rear.
- There is a garage to the front.
- Elevated position with rural views.
- 400m or so to the village and its varied amenities.
- St Austell with its broad range of shopping facilities and services circa 2 miles.
- Picturesque harbours at Mevagissey and Charlestown circa 3 miles and 5 miles respectively.
- The renowned Polgooth Inn is 250 feet to the west !

#### LOCATION

Polgooth is small village in mid Cornwall and two miles from St Austell. Its neighbouring well renowned villages of Trelowth and Sticker are within walking distance. Polgooth itself offers many amenities to meet your everyday needs, such as a bus stop, local convenience store, sub-post office as well as a public house and restaurant. Polgooth is also well located for those looking to have access to the main town of St Austell or into Cornwall's Capitol City, Truro. St Austell offers a good array of shops, schooling and social facilities, a mainline train station and bus station. Within a short drive lies the world renowned Eden Project, the famous Lost Gardens of Heligan, and the picturesque 'port' of Charlestown known for its appearance in numerous films and television dramas. Further afield there are many sandy beaches and coves, beautiful walks throughout the Roseland Peninsula, an area of outstanding natural beauty, and the surfing beaches of the north coast.

#### SOLICITORS

Solicitor - Blanchards Bailey LLP  
Blandford, DT11 9LQ

#### LEGAL AND INFORMATION

A full legal pack can be purchased online. Please telephone the office below to check availability.

We strongly recommend you instruct a solicitor to inspect the legal pack on your behalf.

Guides are provided as an indication of each seller's minimum

expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction). The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The 'Reserve Price' may exceed the 'Guide Price' listed. If so, it is customary for the 'Reserve Price' to exceed the guide price by no more than 10%.

#### Additional Fees

- The successful purchaser will be required to pay the Auctioneers a Purchaser's Administration Fee of £1,500 (£1,250 plus VAT) payable to Symonds & Sampson. For purchases of £50,000 or less the Administration fee will be £900 (£750 plus VAT). If two or more lots are offered together in the first instance, or lots are purchased under one contract, the administration fee will apply per lot and not per contract. The charge will apply to lots bought prior to and post auction.
- In the event of non-payment or underpayment a deduction will be made from the deposit received. A VAT receipt will be issued in the name of the buyer.
- Disbursements – Please see the legal pack for any disbursements listed that may become payable by the purchaser.



## Ricketts Lane, Polgooth, St. Austell

Approximate Area = 1243 sq ft / 115.4 sq m

Garage = 172 sq ft / 15.9 sq m

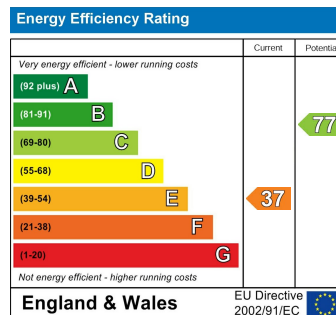
Total = 1415 sq ft / 131.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1259718

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## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

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## Here To Help

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