



**MAY WHETTER & GROSE**

**HOMEPORT 8 SPRINGFIELD CLOSE, POLGOOTH, PL26 7BB**  
**GUIDE PRICE £525,000**



ENJOYING FAR REACHING COUNTRYSIDE VIEWS FROM THIS ELEVATED POSITION WITHIN THE MUCH SOUGHT AFTER VILLAGE OF POLGOOTH, IS THIS IMPECCABLY PRESENTED AND SPACIOUS FOUR BEDROOM LINKED DETACHED FAMILY RESIDENCE WHICH HAS BEEN BEAUTIFULLY MODERNISED AND UPDATED. OFFERING SPACIOUS LIVING ACCOMMODATION OF LOUNGE, KITCHEN/DINING AREA, FAMILY BATHROOM, THREE BEDROOMS TO THE GROUND FLOOR WITH PRINCIPLE BEDROOM WITH BALCONY PLUS ADDITIONAL UPDATED BATHROOM TO THE FIRST FLOOR. ALL SET WITHIN BEAUTIFULLY LANDSCAPED GARDENS TO THE FRONT AND REAR WITH AMPLE BRICK PAVED DRIVEWAY FOR NUMEROUS VEHICLES, AND GARAGE, WITH A BACK DROP BEHIND OF WOODLANDS. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS WONDERFUL VIEWS AND PRESENTATION THROUGHOUT. EPC - AWAITED

EPC: D



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The village of Polgooth lies approximately 2 miles West of St Austell and only 12 miles from the Cathedral city of Truro. There is a local village shop/ Post Office, hairdressers and a public house all within a few minutes walk. St Austell town centre offers a wider range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 10 miles away and is well known for its restaurants and coastal walks.

## Lounge

14'10" x 15'1" (4.54 x 4.60)



Enjoying some far reaching countryside views and outlook over the garden from a large double glazed window. Central focal point of polished stone hearth with matching back drop and surround, with inset gas fire. Radiator. Finished with ceiling recess spot lighting. Carpet flooring. Telephone and television aerial points.

## Kitchen

14'10" x 14'11" (4.53 x 4.55)



Natural light from a high level double glazed window and updated Bi-Fold double glazed doors out onto the sun terrace. A well appointed modern refitted kitchen offering a range of tasteful grey base units with cabinet storage above, complemented by solid wood square edge work surface incorporating sink and drainer with mixer tap, a four ring induction hob with coloured glass back drop and extractor above. Further integrated appliance of double oven and microwave plus a warming drawer below, along with three quarter fridge, this well thought out kitchen also has a built in washing machine, and has ample room for a good sized dining table. All finished with a warm painted wall surround and focal point of a feature paper patterned wall.



From the driveway there are paved arched steps to a:



Modern coloured front door with coloured obscure glazed inserts with large panels to side. Finished with modern wood effect tiled flooring, with steps onto the carpeted flooring to the inner hallway and staircase offering a galley landing feel. Large open under stairs display recess with telephone point and opposite a wall mounted radiator. Six panel white doors leading into the living space downstairs. Door into:





**Bedroom**

10'10" x 13'3" (3.31 x 4.04)



Located at the rear of the property. Enjoying an outlook over the garden and woodland beyond, from a double glazed window with radiator beneath. Finished with a light painted surround complemented with white coving and feature papered patterned walls.

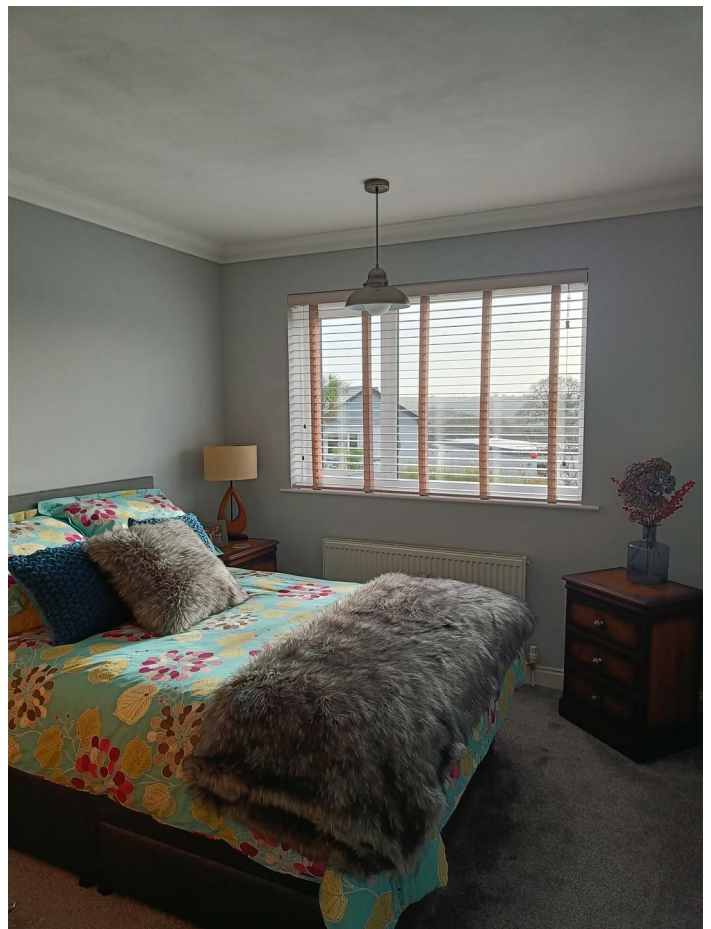
**Bathroom**

10'9" x 9'1" (3.28 x 2.77)



**Bedroom**

10'11" x 9'2" (3.34 x 2.81)



Situated to the front of the property. Radiator beneath a large double glazed window with fitted blind enjoying some far reaching countryside views, and finished with carpeted flooring.

A spacious and luxurious feel. Beautifully appointed with matching tiled flooring and part wall surround, offering twin basins with mixer taps, separate WC and P-shape bath with glazed screen with integrated shower system, finished with a large heated towel rails with extractor above. Further lighting provided by ceiling mounted spot lights and two obscure double glazed windows with venetian blinds. Tucked into the corner is the airing cupboard with slatted shelving.



## Bedroom

10'10" x 6'6" (3.32 x 2.00)



Also to the front with a similar outlook from a double glazed window with fitted blind and radiator below. Having recessed spotlights and carpeted flooring.

From the Entrance Hallway the carpeted staircase turns to the:

## 1st Floor

12'7" 10'11" (3.86 3.33)



With further six panelled wood doors leading into principle bedroom and bathroom. On the landing there is a high level double glazed window, plus two further ceiling windows to the rear. White wood balustrade surround, looking down onto entrance hall, with twin doors into large recessed storage. This large landing area could also be utilised as a fantastic dressing area if required.

## Principle Bedroom

14'2" x 10'11" at max points (4.34 x 3.34 at max points )



A light and spacious feel, further enhanced by two large Keylite ceiling mounted double glazed windows to the rear, high level window with venetian blind and double glazed french doors and out onto a balcony. Finished with a light painted wall surround, double doors into built in wardrobe with storage. The balcony is ideal for a small table and chairs, has a wrought iron balustrade enjoying viewings towards St Austell Golf Club, across the valley and can capture the sunrise. Door into:







bevelled edge part tiled walls complemented by a patterned floor covering, and finishing touches of heated towel rail



## Outside



## Bathroom

12'2" x 8'0" (3.73 x 2.45)



Landscaped gardens to both the front and the rear. The front set back behind a low stone wall with planted border and expanse of open lawn. Brick paved driveway to the side for numerous vehicles, which leads to the garage.

A thoughtfully designed and laid out suite making great use of the space and comprising of low level WC, bidet, ceramic hand basin, and bath with showerhead attachment, finished with beautifully



There is side access and an outside tap. The front garden enjoys a great deal of sun during the day. Bi fold doors from the kitchen/dining area open out onto a covered sun terrace veranda with glazed roof and decking, ideal for alfresco dining and entertaining in a high degree of privacy with steps down onto a stone pebbled base with further paved central pathway leading to additional seating area with lawns to both sides and raised sleepers with planted beds. To the rear of the garden is an attractive stone wall with mature trees and back drop of open woodland areas. Numerous seating areas to enjoy the sun throughout the day into the evening. To the side of the property there is useful additional under house cellar storage approx 6.24m x 4.57m. At the rear of the garden is an obscure double glazed door into:

### Garage

18'11" x 8'2" (5.78 x 2.49)

Ideal for additional storage offering power and light and further utility white goods. Up and over door.

### Cellar

20'5" x 14'11" (6.24 x 4.57)

Maximum Measurement & Restricted Headheight.

The properties central heating boiler is located in this area benefitting from fantastic storage options.

### Council Tax - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





GROUND FLOOR



1ST FLOOR



HOMEPORT, 8 SPRINGFIELD CLOSE

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