



MAY WHETTER & GROSE

**WRENTHAM HOUSE TREGONGEEVES LANE,
POLGOOTH, PL26 7AX
GUIDE PRICE £350,000**



NESTLED WITHIN LOVELY FORMAL COTTAGE GARDENS A SHORT WALK TO THE HEART OF THE VILLAGE AND OFFERED WITH NO ONWARD CHAIN IS WRENTHAM HOUSE. THOUGH REQUIRING UPDATING THROUGHOUT OFFERS SCOPE AND POTENTIAL. CURRENTLY OFFERS CONSERVATORY, TWO RECEPTION ROOMS, KITCHEN, DOWNSTAIRS BATHROOM, THREE BEDROOMS AND SHOWER ROOM TO THE FIRST FLOOR. OUTSIDE IS A DRIVEWAY WITH GARAGE AND FURTHER OUTBUILDING TO THE REAR. EPC - AWAITED

PLEASE SEE IMPORTANT AGENTS NOTES



Location

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.

Directions

From St Austell head out onto the A390, down past St Mewan School on your right hand side taking the next left hand turn sign posted St Austell Golf Course/Tregongeeves Lane. Follow along to the Golf Club bear right and down the hill into Polgooth. At the bottom of the hill you will see a 20mph sign and Polgooth. On the right is the drive and a sign for St Margarets Holiday Lodges. Past here the property will be set back on the right hand side. A board will be erected for convenience. Parking is in front of the garage.

Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Conservatory

9'8" x 8'10" - max (2.96 x 2.71 - max)



To the side is a wrought iron gate with a pathway leading to the front conservatory entrance, with further pedestrian gate back out onto Tregongeeves Lane. Double glazed doors open through into the wonderful addition of the conservatory where you can sit and enjoy the outlook over the garden from a bank of double glazed windows. Power and light. Tiled flooring.

Obscure double glazed door opens through into entrance hallway with central staircase and handrail to first floor and doors to both reception rooms.

Reception Room One

10'11" x 12'6" - max (3.33 x 3.82 - max)



Double glazed window to the front with deep display sill. Period open fireplace surround with open grate. Double doors into deep recess storage and one into under stairs cupboard.

Reception Room Two

9'11" x 12'4" (3.04 x 3.77)



Ornate fireplace surround with open grate and raised hearth. Arch display shelving to both sides. Double glazed window with deep display sill to the front with open arch and step down into the kitchen extension.

Kitchen

9'9" x 12'2" - max (2.99 x 3.72 - max)



Double glazed window to rear. Range of wood fronted wall and base units with laminated work surface and tiled splashback. The work surface incorporates a four ring hob with extractor above, sink with mixer tap. Under unit space and plumbing for white good appliances. Eye level in-built oven. Open door arch through to rear entrance porch area.

Bathroom

5'1" x 8'3" - max (1.57 x 2.54 - max)



Comprising cast iron small bath, corner hand basin and WC. Obscure double glazed window. Please note reduced headroom.

Staircase to first floor landing. Doors to bedrooms and shower room.

Bedroom

12'9" x 9'8" (3.89 x 2.95)



Rear Entrance Porch Area

5'4" x 7'3" (1.63 x 2.22)

Wood door out onto the rear courtyard area. Further door into recessed shelving and low arch through into bathroom.

Low level display sill with double glazed window enjoying an outlook over the front garden. Ornate fireplace with surround

Bedroom

5'8" x 6'3" (1.75 x 1.91)



Also enjoying an outlook over the garden from double glazed window with deep display sill.

Bedroom

12'2" x 8'2" - max (3.71 x 2.50 - max)



Wardrobe storage and double glazed window to front with deep display sill.

From the landing steps lead down with access through latched gate giving access into bedroom.

Bedroom

11'10" x 10'1" -max with reduced headroom (3.62 x 3.09 -max with reduced headroom)



Vaulted style roof with low level window. Recessed storage cupboard.

Shower Room

7'3" x 6'5" - max please note reduced headroom (2.23 x 1.96 - max please note reduced headroom)



Also having low level double glazed window to rear. WC, hand basin and part tiled splashback. Bi-fold door into shower cubicle.

Outside



The property is set within beautiful gardens with an abundance of trees and plants. Driveway and garage to the side with further outbuilding to the rear.



Agents Notes

Due to the condition of the property applicants should check with their lender for suitability.

A mining search and risk assessment have been carried out and are available on request. The risk assessment shows "Pass - No Further Action Required"

There is limited headroom in some rooms on both floors.

Probate has been Granted.

The Property is Unregistered, however the vendors Solicitors are in the process of applying for First Registration, this may impact on conveyancing timescales.

The neighbouring property has pedestrian and vehicular access over the land to the side of Wrentham House.

With possible potential development of another separate dwelling within the garden area the estate will be placing an uplift clause of 25% of the value of the possible building plot at the time of a planning application. This will be for a period of 10yrs from the day of completion. This will not affect an extension to the existing property.

VIEWINGS WILL BE ON TUESDAY 24TH JUNE BETWEEN 2.30PM AND 4PM AND FRIDAY 27TH JUNE BETWEEN 12.30 AND 2PM

Council Tax Band - D with improvement indicator

Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Services


None of the services, systems or appliances at the property have been tested by the Agents.


Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell

Enterprise Park, Treverbyn Road, Carclaze, PL25
 4EJ
 Tel: 01726 73501 Email: sales@maywhetter.co.uk

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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		
England & Wales	EU Directive 2002/91/EC	

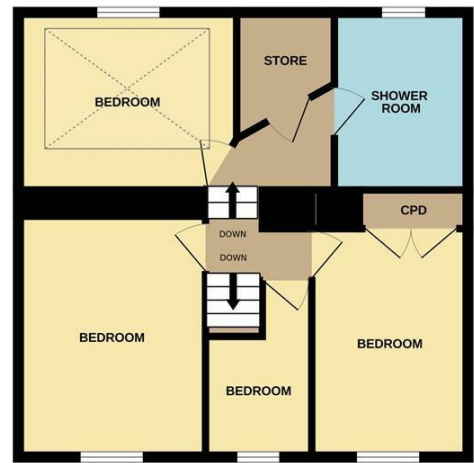
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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