

# camel H O M E S

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**VIEWINGS:** Strictly by appointment only with Camel Homes, Perranporth.

#### MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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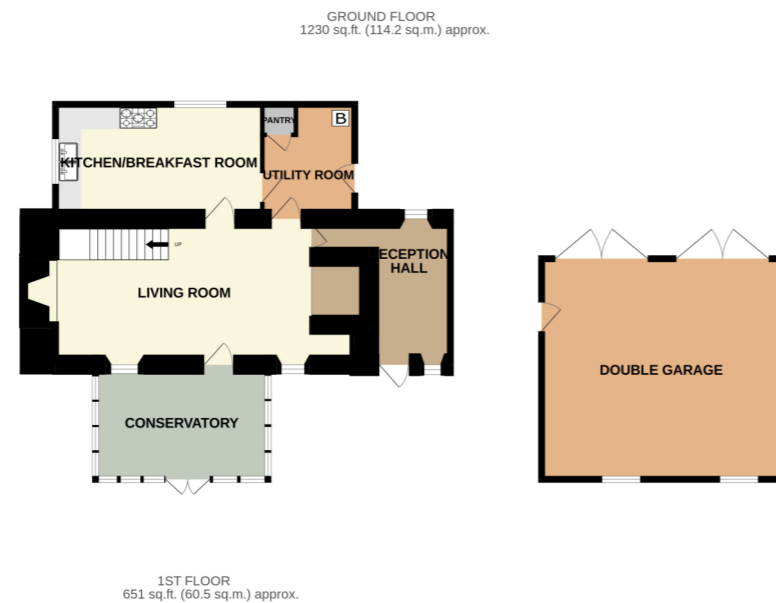
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Registered Office: 9 St Pirans Road, Perranporth, Cornwall, TR6 0BH.  
Directors: Simon Dowling FRICS FNAEA and Thomas Dowling



**Directions:-**  
**Sat Nav:** TR4 9NN  
**What3words:** ///golf.performs.committed

For further help with directions, please contact Camel Homes.



TOTAL FLOOR AREA: 1880 sq.ft. (174.7 sq.m.) approx.  
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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# camel H O M E S



Higher Polgoda Cottage  
Goonhavern, TR4 9NN

Freehold

£750,000





Higher Polgoda Cottage  
GoonhavernTR4 9NN



**PROPERTY DESCRIPTION & SURROUNDING AREA**

For those seeking the quintessential 'Chocolate Box' Cornish Cottage, this enchanting property is sure to captivate. Nestled within three quarters of an acre of level land, the cottage boasts not only picturesque surroundings but also features a spacious garage, dedicated allotment space and immaculately presented, the residence showcases a delightful living room adorned with deep-set stone fireplaces and exposed beamed ceilings.

From the living room, you enter into a generously sized kitchen/diner, utility room, and an inviting entrance porch. However, the highlight is undoubtedly the light-filled sunroom, a favourite space that allows one to fully immerse in the captivating views of the gardens and the vibrant wildlife.

Ascending to the first floor, the property offers three double bedrooms, a family shower room and the master bedroom boasting an en-suite bathroom with rolltop bath and shower over, completing the charm and comfort of this delightful Cornish retreat.

Higher Polgoda Cottage is situated along the Old Truro Road as you exit Goonhavern. Set in a remarkably tranquil environment, the location offers an expansive sense of country living while providing convenient access to essential amenities such as shops, a post office, schools, pubs/restaurants, the A30, and a selection of coastal towns, all within a short drive.

**Gardens**

The cottage is nestled within approximately three quarters of an acres of meticulously maintained gardens, featuring expansive lawns adorned with a diverse selection of fruit trees, a charming garden pond, and a freshwater pump. Renowned for hosting a variety of birds and wildlife, the gardens are enveloped by the tranquility of adjacent farmland.

Across the lane, situated at the front of the cottage, an additional parcel of land awaits. Currently serving as an allotment, this space is not only perfect for cultivation but also adds to the overall charm and versatility of the property.

**PROPERTY ACCOMMODATION**

Principal accommodation comprises (all dimensions are approximate):-

**Entrance Lobby**  
11'7" x 6'11"

**Living Room**  
22'3" x 11'6"

**Kitchen/Diner**  
17'11" x 9'11"

**Utility Room**  
9'0" x 8'0"

**Sunroom**  
14'11" x 9'11"

**Landing**  
14'8" x 2'7"

**Bedroom Two**  
18'0" x 10'2"

**Bedroom Three**  
12'1" x 8'8"

**Master Bedroom**  
13'6" x 8'8"

**En-Suite Bathroom**  
8'4" x 5'10"

**Family Shower Room**  
8'9" x 7'4"

**Garage/Workshop and Parking**

20'9" x 19'1"  
There is a gated driveway providing ample parking and a twin garage/workshop

- **IMMACULATELY PRESENTED DETACHED COTTAGE**
- **THREE DOUBLE BEDROOMS**
- **SET WITHIN THREE QUARTERS OF AN ACRE.**
- **LARGE LIVING ROOM WITH STONE FIRE PLACES**
- **SUNROOM OVERLOOKING THE GARDENS**
- **LARGE TWIN GARAGE AND AMPLE PARKING**
- **ADDITIONAL LAND, CURRENTLY USED AS AN ALLOTMENT**
- **A SHORT DRIVE FROM SHOPS/ POST OFFICE/PUB/RESTAURANT/ SCHOOL**
- **MASTER BEDROOM WITH EN-BATHROOM. FEATHERING A ROLLTOP BATH WITH SHOWER OVER**

**PROPERTY INFORMATION**

Age of Construction: 1800's  
Construction Type: Cob, Stone and Block (Assumed)  
Heating: Oil  
Electrically Supply: Mains  
Water Supply: Mains  
Sewage: Private  
Council Tax: E  
EPC: Awaiting  
Tenure: Freehold

