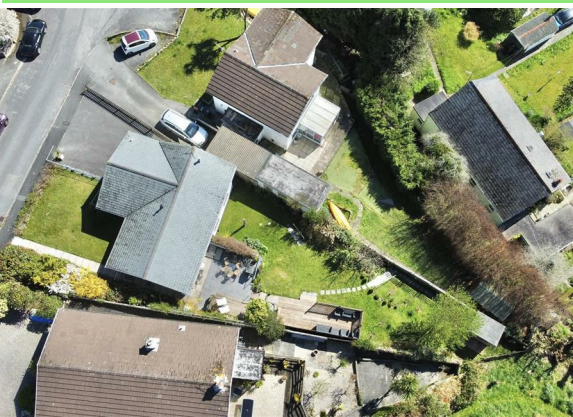


Woodgrove Park  
Polgooth  
St. Austell  
PL26 7BN

Guide Price £460,000

- NO ONWARD CHAIN
- FOUR/FIVE DOUBLE BEDROOMS
- LARGE SOUTH FACING REAR GARDEN WITH AN ABUNDANCE OF FRUIT TREES
- PERFECT FAMILY HOME
- NEW ROOF WITH BREATHABLE FELT AND MODERN SLATE TILING
- BEAUTIFUL OPEN COUNTRYSIDE VIEWS
- RECENTLY RENOVATED THROUGHOUT
- LARGE DRIVEWAY WITH PARKING FOR THREE CARS
- TUCKED AWAY RESIDENTIAL LOCATION
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION





Tenure - Freehold

Council Tax Band - D

Floor Area - 1216.32 sq ft



4



2



2



D67

#### PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this executive, four/five bedroom detached property onto the market. Situated within a peaceful, tucked away location this property is still within walking distance to local amenities and transport routes.

Upon entering you are greeted by a light and airy entrance hallway with doors leading into spacious lounge/diner that invites natural light and boasts beautiful rural views, creating a warm and welcoming atmosphere. From here, the well-equipped kitchen houses a variety of integrated appliance, storage cupboards and plenty of worktop space, providing ample room for culinary creations - this area is perfect for entertaining guests or enjoying a meal with loved ones.

This home exudes space by showcasing four/five double bedrooms and family bathroom, allowing plenty of space of a growing family or those seeking multi-generational living. The master bedroom benefits from having an ensuite shower room.

Externally, the property exhibits a south-facing rear garden, which not only bathes in sunlight but also presents a picturesque open countryside outlook. This peaceful outdoor space is complemented by an orchard filled with a variety of fruit trees, offering a delightful opportunity for gardening enthusiasts or those simply wishing to enjoy the beauty of nature. This oasis also features a raised decking area, perfect for social gatherings, delving into your favourite novel or simply soaking up the Cornish sunshine. To the front of the property, there is a generous driveway, with parking for multiple vehicles, making it easy for loved ones to visit.

This property is connected to mains electricity, water, gas and drainage. It also falls within Council Tax Band D. Viewings are highly recommended to appreciate all this property has to offer.

#### 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.

#### THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

##### ENTRANCE HALLWAY

Frosted uPVC double glazed door. Recessed spotlights. Access into a partially boarded loft space. Consumer unit. Two built-in over stair storage cupboards, one housing DUO-TEC combi 40 boiler. Thermostat. Radiator. Telephone point. Skirting. Karndean luxury vinyl flooring. Doors leading into:

##### CLOAKROOM

6'7" x 2'11" (2.02m x 0.89m )

Skimmed ceiling. Frosted double glazed window to the front aspect. Splash-back tiling. Wash basin with mixer tap and additional storage underneath. Radiator. Vinyl flooring.

##### LOUNGE/DINER

16'2" x 14'11" (4.93m x 4.57m)

Skimmed ceiling. Smoke alarm. Full-length double glazed window to the front aspect. Gas fireplace. Two radiators. Television points. Skirting. Karndean luxury vinyl flooring.

##### KITCHEN

10'11" x 8'5" (3.33m x 2.58m )

Skimmed ceiling. Recessed spotlights. Smoke alarm. Double glazed window to the front aspect. A range of wall and base fitted storage cupboards and drawers. Splash-back tiling. Integrated electric oven, grill and four ring induction hob with an extractor hood over. Stainless steel sink basin with additional drainage board. Integrated dishwasher, fridge and freezer. Space for a washing machine. Breakfast bar. Multiple plug sockets. Radiator. Skirting. Karndean luxury vinyl flooring.

##### BEDROOM ONE

10'1" x 9'7" (3.08m x 2.94m )

Skimmed ceiling. Smoke alarm. Double glazed window to the rear aspect. Television point. Radiator. Multiple plug sockets, with integrated USB ports. Skirting. Carpeted flooring. Door leading into:

##### EN-SUITE

7'0" x 4'9" (2.14m x 1.46m )

Skimmed ceiling. Recessed spotlights. Extractor fan. Splash-back tiling. Cubicle housing a mains fed waterfall shower. Shaver point. Wash basin with mixer tap. Heated towel rail. W.C. Skirting. Vinyl flooring.

##### BEDROOM TWO

10'11" x 9'1" (3.33m x 2.78m )

Skimmed ceiling. Smoke alarm. Double glazed window to the front aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

##### LOWER LANDING

Skimmed ceiling. Smoke alarm. Under-stairs storage cupboard. Radiator. Multiple plug sockets. Skirting. Carpeted flooring. Doors leading into:



### BEDROOM THREE

11'3" x 9'0" (3.44m x 2.75m )

Skimmed ceiling. Smoke alarm. Double glazed window to the front aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

### BEDROOM FOUR

10'11" x 9'0" (3.34m x 2.75m )

Skimmed ceiling. Smoke alarm. Double glazed window to the rear aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

### BATHROOM

8'5" x 7'10" (2.57m x 2.39m )

Skimmed ceiling. Extractor fan. Frosted double glazed window to the rear aspect. Ceramic splash-back tiling. Mains fed waterfall shower over the bath. Wash basin with mixer tap and additional storage underneath. Heated towel rail. W.C. Skirting. Vinyl flooring.

### BEDROOM/OFFICE/SNUG

15'8" x 7'10" (4.80m x 2.39m )

Skimmed ceiling. Smoke alarm. Double glazed window to the front aspect. Radiator. Television point. Multiple plug sockets. Skirting. Door leading out onto the driveway.

### OUTSIDE

Externally, the property exhibits a south-facing rear garden, which not only bathes in sunlight but also presents a picturesque beautiful open countryside outlook. This peaceful outdoor space is complemented by an orchard filled with a variety of fruit trees, offering a delightful opportunity for gardening enthusiasts or those simply wishing to enjoy the beauty of nature. This garden also features a large patio area and a large, raised decking area, perfect for summer social gatherings or delving into your favourite novel or simply soaking up the Cornish sunshine.

### PARKING

This property benefits from having large driveway with parking for three vehicles. On-street parking can also be found close by.

### SERVICES

This property is connected to mains electricity, water, gas and drainage. It also falls within Council Tax Band D.

### MATERIAL INFORMATION

Verified Material Information







Woodgrove Park, Polgooth, St. Austell, PL26 7BN



Council tax band: D  
Tenure: Freehold  
Property type: House  
Property construction: Standard form  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Central heating  
Heating features: Double glazing  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Good  
Parking: Driveway  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: Level access and Level access shower  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: D  
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Lower Ground Floor

Ground Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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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	67	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

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- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area Manager  
Lizzie Collins

01726 72236

[ecollins@millerson.com](mailto:ecollins@millerson.com)

## Contact Us

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