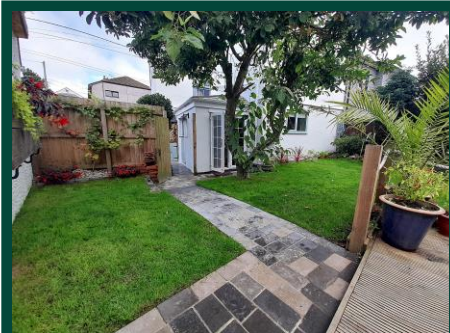




MYRTLE COTTAGES POLGOOTH PL26 7BP

A Timeless Home with Heart and Style

Sophisticated, stylish and full of character, this beautifully renovated 1830s semi-detached cottage combines period elegance with modern comfort. Thoughtfully restored in 2021, it retains its original charm with exposed beams and stained-glass windows, while offering contemporary living throughout.

The property features three bedrooms, a pretty enclosed garden, garage, games room and private parking. Set in the highly sought-after village of Polgooth, renowned for its welcoming community and popular local pub, this is countryside living at its most refined.

Available with no onward chain
A truly exceptional home not to be missed.

Key Features

Beautifully renovated
1830s cottage

Lounge
with character features

Three bedrooms

Stylish Kitchen/Diner

Contemporary Bathroom

Games Room

Garage & Parking

Gas-fired
Central Heating

About The Property

Sophisticated, stylish and effortlessly elegant — three words that perfectly capture the essence of this beautiful 1830s cottage. Lovingly taken back to its bare bones and expertly renovated in 2021, the property now offers all the comforts of modern living while retaining its timeless character. This charming semi-detached three-bedroom cottage is as practical as it is beautiful, featuring a pretty enclosed garden, garage, games room, and ample parking. Available with no onward chain, this is a rare opportunity to own a beautiful home that captures the heart.

About the Location

Set within the ever-desirable village of Polgooth, the location is celebrated for its welcoming community with a village shop/post office and popular local pub, renowned for its excellent food and warm hospitality. The market town of St Austell is a short drive, offering a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley and a range of public houses. Close by is the picturesque historic port of Charlestown, the backdrop to many films and period dramas, a popular location, due to the beautiful setting and quality restaurants. Also within a short distance is the captivating Lost Gardens of Heligan and the coastal village of Pentewan.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Area

Glazed entrance door with feature stained glass windows to either side. Tiled floor. Central heating radiator. uPVC double glazed French doors to the garden. Double glazed panel doors to the lounge. Opening into:

Kitchen/Diner

19' 8" x 9' 10" (6.0m x 3.0m)

Steps up from the entrance area. uPVC double glazed window overlooking the garden. A range of wall, base and pan drawer units with marble worktops over with built in drainer and ceramic sink. Built-in appliances include a dishwasher, eye level double oven, Neff 5 ring induction hob with extractor and decorative canopy over. Space and plumbing for a washing machine. Space for American style fridge/freezer. Cupboard housing the gas combi boiler. Complementing the kitchen is an island with storage and marble top. Inset ceiling spotlights, with triple pendant lighting above the dining area. Part-tiled walls, tiled floor.

Lounge

17' 1" x 14' 5" (5.2m x 4.4m) max

A charming room with uPVC double glazed sash window. Beamed ceiling. Victorian fire surround with tiles and open fire (not checked). Built in storage and shelving to recess. Stairs to first floor with wood and wrought iron balustrade and understairs storage. Wall lights. Central heating radiator.

Cloakroom

Low level WC. Countertop wash-hand basin. Heated towel rail. Exposed Cornish stone arch. Part-tiled walls. Tiled floor.

First Floor Landing

Cottage style doors to the airing cupboard, with shelving, doors to bedroom one and bathroom. From this landing, 3 steps and a feature Cornish stone walkway lead to two further bedrooms.

Bedroom 1

12' 6" x 10' 10" (3.8m x 3.3m)

uPVC double glazed window to the rear. Feature stained glass window and cast iron fireplace. Built-in wardrobe and dressing table with recessed shelving. Central heating radiator.

Bathroom

9' 10" x 5' 11" (3.0m x 1.8m)

uPVC double glazed window. White suite comprising freestanding bath, low level WC and cabinet with storage incorporating a generous wash-hand basin, with complementary mirror and storage over. Walk in shower cubicle with rainfall shower. Tiled walls and floor. Heated towel rail.

Bedroom 2

12' 6" x 6' 11" (3.8m x 2.1m)

uPVC double glazed window to the rear. Vertical central heating radiator.

Bedroom 3

12' 6" x 5' 11" (3.8m x 1.8m)

uPVC double glazed window to the rear. Vertical central heating radiator.

Exterior

The garden is as stylish as the interior and can be accessed via a gate from the parking area or from the kitchen/diner. Laid mainly to lawn with mature trees and established shrubs, a Cornish stone walkway and tiled path lead you to a decked seating area and useful stone storage shed. From the pathway, access can be gained to the garage and also a games room.

Games Room

14' 9" x 11' 6" (4.5m x 3.5m)

Window to rear. Glazed door to garden. Tiled floor. Power and light. Door into:

Garage and Parking

21' 0" x 11' 6" (6.4m x 3.5m)

Up and over door. Power and light. Door to games room.

Additional Information

EPC 'D'

Council Tax Band 'C'

Services – Mains Electric, Gas & Drainage

What 3 words - ///furniture.questions.propelled

Property Age – 1830 (fully renovated 2021)

Tenure – Freehold



Kitchen



Dining Area



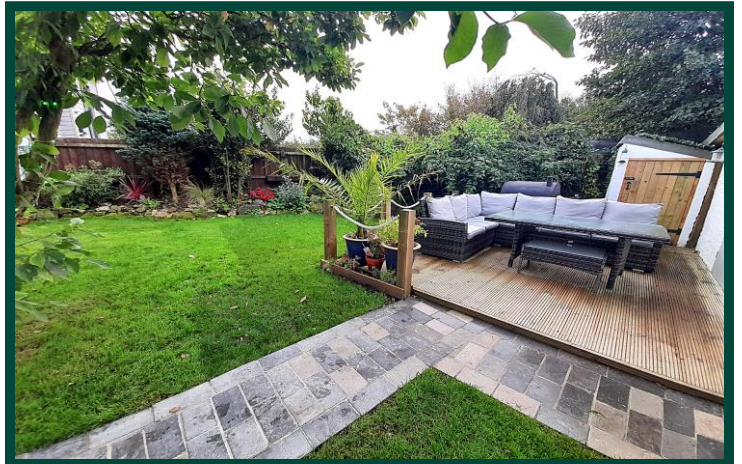
Lounge



Bedroom 1



Bathroom



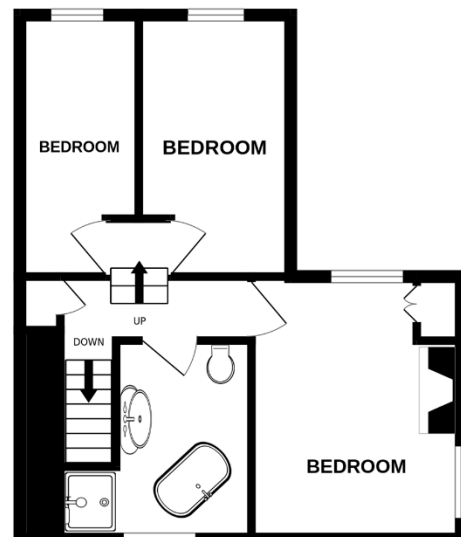
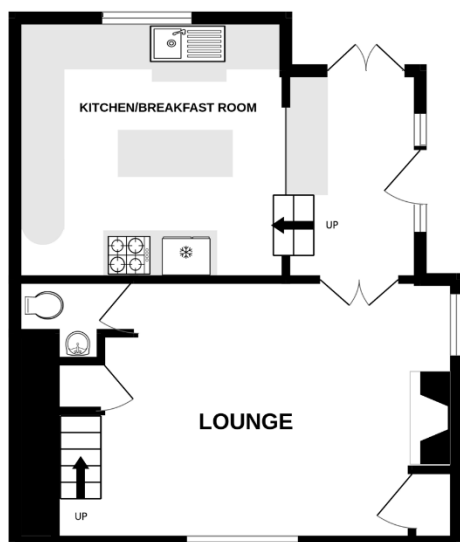
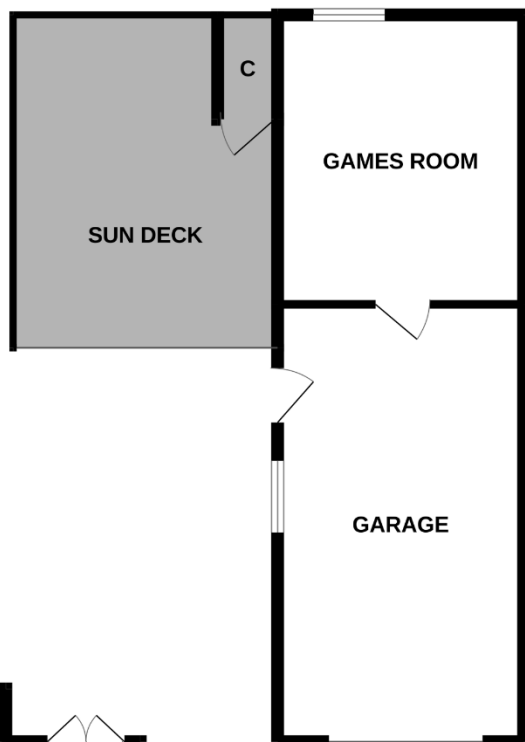
Garden



Path to Games Room



Games Room



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		79
55-68 D	63	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.
Made with Metropix ©2025

St Austell

18 Duke St, St Austell
PL25 5PH
01726 73483
staustell@jefferys.uk.com

Lostwithiel

5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

Liskeard

17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com

ESTABLISHED 1865
Jefferys

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. DATA PROTECTION ACT 1998: Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent and the "Property Sharing Experts" of which Jefferys is a member for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.