



The Old Count House



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Polgooth, St. Austell, Cornwall, PL26 7AZ

St Austell Centre 2 miles Truro 12 miles Mevagissey 5 miles

In the heart of Polgooth, a particularly spacious (over 3,000 sq ft) & characterful attached Georgian residence with garage, parking and enclosed rear garden

- Reception Hall
- 2 Spacious Reception Rooms
- Bathroom
- 2 Further Bedrooms
- Freehold
- Kitchen with Aga and Dining Room
- Useful Utility Area
- 2 Bedrooms with En Suite Facilities
- Integral Garage, Parking & Gardens
- Council Tax Band D

Guide Price £475,000

SITUATION

The Old Count House is situated in the popular village of Polgooth which includes a local village shop/post office, hairdressers and renowned public house. There is also a public park/playing field approximately 50 yards away as well as a popular restaurant, The Kingswood about a mile out of the village. The nearby village of Sticker includes a local garage, village stores/post office, recreational facilities and public house. There is a station on the London Paddington line in St Austell and the cathedral city of Truro, being the commercial and retail centre of Cornwall, is about 12 miles to the south-west. The south Cornish coastline with its beaches and scenic coastal walks is readily accessible to the south.

THE HOUSE

The sale of The Old Count House presents an opportunity to buy an historic attached building with Georgian origins and which is believed to originally have been a mine captain's residence as well as a place for shareholder meetings. During its history, the current study above the pillared porch was once an open balcony from which we understand that new mining lodes in the area were auctioned. The house presents some particularly voluminous rooms with high ceilings with original features – doors, bays, locks and so forth.

Off the public road is an expansive herringbone car parking area for four vehicles adjacent to the integral garage and from which a herringbone pedestrian pathway runs through the front garden, with areas of lawn and low stone walls to the side, to a pillared portico entrance with Study over.



An original wide part glazed front door with arched headlight over opens to an internal Entrance Vestibule with glazed door and side lights to the Reception Hall with dado rail and slate tiled floor. There are two superb front Reception Rooms being a Drawing Room with double aspect and contemporary arched cast iron Georgian style open fireplace with marble surround and mantle and hearth, bay window and side window with shutter and dado rail; and an equally well-proportioned Living Room with dado rail, gas coal effect fire with ornate surround and mantle with stone slip and hearth with arched recess shelving to either side and original bay window.

The Kitchen and Dining Room offer an extensive matching range of base and eye level units with rolled worktop surfaces to splashback tiling and including stainless steel single drainer sink unit with mixer tap, inset Bosch fan assisted oven and separate oven and grill with four induction rings over, gas fired double oven Aga set in tiled fireplace recess and tiled steps up to quarter pane doors to outside seating.

There is a useful Utility Area with access to the integral Garage and a downstairs large Bathroom with a ball and claw freestanding roll top bath with Victorian style mixer tap shower fitment, wc, pedestal washbasin and corner fully tiled shower with electric shower.

The approach to the first floor is via a fine turning balustrade staircase with impressive arched stained glass window with window seat which leads to a Landing off which there is access to two main Bedrooms with En Suite facilities and one with a Dressing Room, two other Bedrooms and a Study. All of the Bedrooms are of some size and scale and the ceilings on the first floor are all high, emphasising the scale and volume.

THE INTEGRAL GARAGE

Adjoining is an integral Garage with electric up and over door, workbench and side personnel door.

THE GARDENS

Adjacent to the garage is a well enclosed vegetable garden with block raised vegetable bed and storage area and to the rear an enclosed recreational garden with lawn and paved seating area outside the double quarter pane doors from the kitchen and dining room and a potting shed/storage which is integral to the house. The garden is dog friendly enclosed.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

Travelling westbound on the A390 from Truro to St Austell, drive through the village of Grampound and continue on towards St Austell. On reaching Hewas Water turn right towards Sticker. Drive up the hill and continue to the village. Drive down into and through Sticker and continue for about a further mile. Pass the layby on the right-hand side and on the brow of the hill, just before The Old Methodist Church, turn right (unsignposted) into Trelowth Road. Drive down the hill to Polgooth, Towards the bottom of the hill, pass the turning to the right arrowed towards Polgooth Village Stores and The Old Count House will be seen on the right-hand side after a short distance.

SERVICES

Mains water, electricity, gas and drainage connected. Gas fired central heating. TV and telephone points. Standard, Superfast and Ultrafast available, 0.5-1000 mbps (Ofcom). Mobile coverage indoors – O2 is likely (Ofcom). Mobile coverage outdoors – EE, Three, O2 and Vodafone (Ofcom).



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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			
		51	74
England & Wales		EU Directive 2002/91/EC	

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