



Primrosa Cottage,
Lower Polladras, Breage

LODGE & THOMAS

ESTABLISHED 1892

Primrosa Cottage,

Lower Polladras, Breage, Helston TR13 9NX

Guide Price - £525,000 Freehold

- Well proportioned character cottage
- Spacious lounge with Inglenook style fireplace & wood burner
- Kitchen/diner with French doors to garden
- uPVC double glazed windows and LPG heating
- Delightful private, sheltered gardens with ample off-road parking

A detached four bedroom cottage that has been extended and partially refurbished and yet still offers scope for further improvement, set within generous sheltered gardens in a highly regarded rural hamlet.



The Property

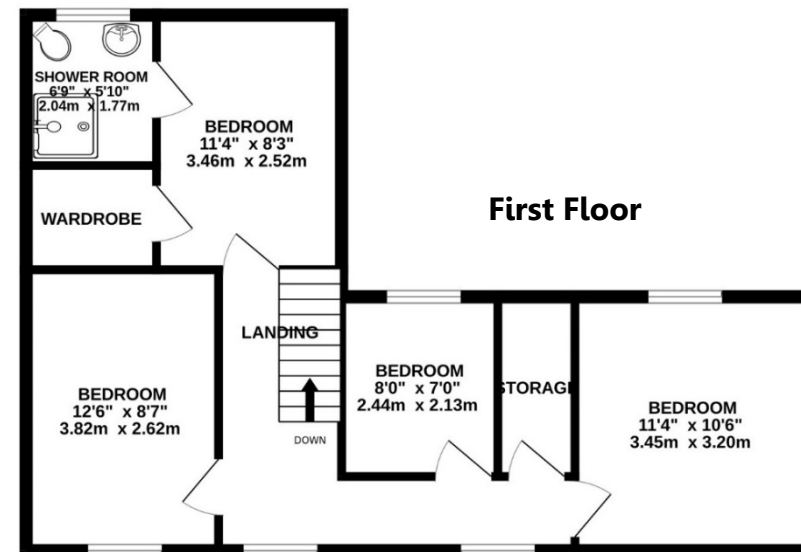
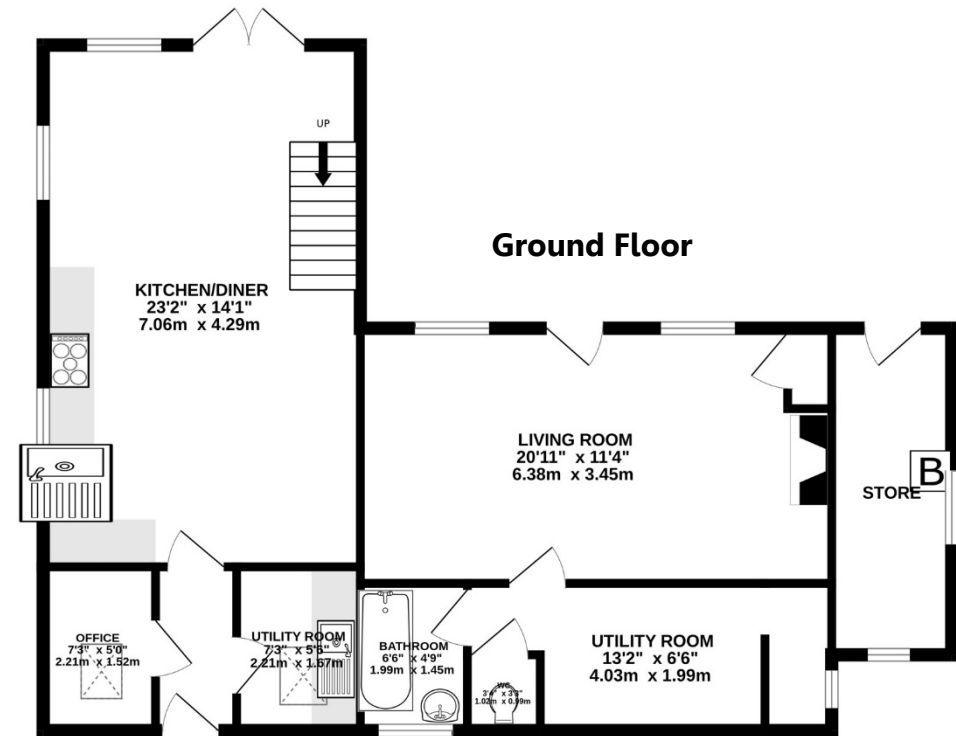
Owned by the current owners for around 16 years, this detached character home was extended around 2010 creating a very proportioned and highly individual home.

The front door opens into a hallway flanked by a utility room and a home office/study. The hall opens into a generous kitchen/diner/sitting room with French doors opening out into the sheltered garden. An Inglenook style fireplace with wood burner is the focal point of the large lounge which has two windows and a glazed door overlooking the garden. Leading off the lounge is a further room which could easily make another reception/playroom and at the end of which is the bathroom.

On the first floor there are four good sized bedrooms, the master having an en-suite shower/wc.

uPVC double glazed windows and LPG central heating has been installed whilst there is scope for further refinishing, enabling its new owners to put their own stamp on this attractive home.

Outside there are sizable and mature, level gardens on three sides which include an outdoor eating area and ample parking for numerous vehicles/caravans.





SITUATION: Hidden behind a mature Cornish hedge, this highly appealing cottage is located within the small popular rural hamlet of Lower Polladras, near Carleen. Although tucked away from daily hustle and bustle, this is actually a very central and convenient setting, located one mile off the B3302. The towns of Helston, home the famous 'Furry Dance, is 3 miles away and Hayle, known for its 3 mile sandy beach, is 7 miles, both towns provide a comprehensive range of schooling, recreational, health and shopping facilities. Also nearby is the picturesque harbour town of Porthleven, RNAS Culdrose and the beautiful beach of Praa Sands.

SERVICES: Mains electricity and mains water. LPG fired boiler for hot water and central heating. Private drainage. None of these services have been tested and therefore no guarantees can be given.

COUNCIL TAX BAND C **EPC** F

WAYLEAVES, EASEMENTS & RIGHTS OF WAY: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

PARTICULARS & PLAN: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

VIEWINGS: Strictly by appointment with the sole selling agents Lodge & Thomas.

DIRECTIONS: From the village of Leedstown head south on the B3302 towards Helston. After 2.4 miles turn right signposted Godolphin Cross after which take the second left after 0.6 of a mile and follow this road into Lower Polladras, where the property for sale will be found on the right hand side identified by a Lodge & Thomas for sale board.

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01872 272722

58 Lemon Street Truro Cornwall TR1 2PY
property@lodgeandthomas.co.uk
lodgeandthomas.co.uk

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